

NEEDHAM PLANNING BOARD

Tuesday, April 2, 2024

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID: **880 4672 5264**

(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **880 4672 5264**

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: **880 4672 5264**

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **880 4672 5264**

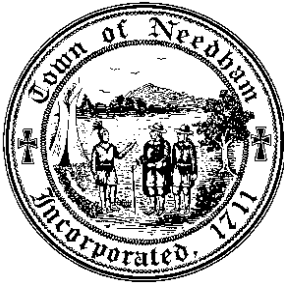
Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

1. Decision: Amendment to Major Project Site Plan Special Permit No. 2009-06: Needham Farmer’s Market, Inc., 227 Eliot Street, Ashland, MA, 01721 and Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioners. (Property located at 1471 Highland Avenue, Needham, Massachusetts). Regarding request to permit the operation of a farmers market on a small portion of the Town Common and Garrity’s Way.
2. Public Hearing:

7:10 p.m. Article 1: Citizen’s Petition/Amend Zoning By-Law – Dimensional Regulations.
3. Public Hearing:

7:45 p.m. Major Project Site Plan Special Permit No. 20094-01: Town of Needham, 1471 Highland Avenue, Needham, MA, Petitioner. (Property located at 609 Webster Street, Needham, Massachusetts). Regarding request to renovate 4 existing tennis courts, add 4 new tennis courts, install stormwater management improvements, ADA accessible walkways, and landscape improvements. *Note: This hearing has been continued from the meeting of March 19, 2024.*
4. Board of Appeals –April 24, 2024.
5. Planning Board Recommendation:
Article 18: Amend Zoning By-Law – Affordable Housing District.
6. Vote to change HONE composition: Convert Planning Board member designation to Planning Board appointee designation.
7. Minutes.
8. Report from Planning Director and Board members.
9. Correspondence.

(Items for which a specific time has not been assigned may be taken out of order.)



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

**MAJOR PROJECT SITE PLAN REVIEW SPECIAL PERMIT
AMENDMENT TO DECISION
Application No. 2009-06**

**Needham Farmers Market, Inc.
Town of Needham
April 2, 2024**

(Original Decision dated November 17, 2009,
amended March 2, 2010, November 16, 2010, November 16, 2010,
June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018,
May 20, 2020, March 2, 2021, December 21, 2021, July 12, 2022 and May 16, 2023)

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Needham Farmer's Market, Inc., 227 Eliot Street, Ashland, MA, 01721 and Town of Needham, 1471 Highland Avenue, Needham, MA, (hereinafter referred to as the Petitioner) for property located at 1471 Highland Avenue, Needham, Massachusetts. Said property is shown on Assessors Plan No. 51 as Parcel 1 containing 1.36 acres in the Center Business District.

This Decision is in response to an application submitted to the Board on January 23, 2024 by the Petitioner for: (1) a Major Project Site Plan Review Special Permit amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law) and Section 4.2 of Major Project Site Plan Special Permit No. 2009-06, dated November 17, 2009, as amended; (2) a Special Permit under Section 3.2.2 of the Needham By-Law for a farmers market in the Center Business District; (3) a Special Permit under Section 3.2.2 of the By-Law for more than one use on a lot; and (4) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Sections 5.1.2 and 5.1.3 of the By-Law (Off-Street Parking Requirements).

The requested Major Project Site Plan Review Special Permit Amendment would permit the operation of a farmers market on a small portion of the Town Common and Garrity's Way. Needham Farmers Market (NFM) operated on the Town Common and Garrity's Way during the seasons of 2017 to 2021; however, in 2022 NFM was required to relocate due to a planned renovation of the Town Common in 2022, with Garrity's Way planned to be used for staging materials. NFM subsequently used Greene's Field for two seasons: 2022 and 2023. Now that the Town Common renovations have been completed, NFM seeks permission to return. NFM is applying to make the following changes and amendments to the earlier Special Permits (2017-22) for use of the Site: (1) In 2024, NFM proposes to be open from June 16th to October 27th, inclusive; (2) NFM's hours of operation to the public are proposed to be 11 a.m. to 3 p.m. Setup of the Market is proposed to be 9 a.m. to 11 a.m. and breakdown is proposed to be 3 p.m. to 5 p.m.; (3) NFM proposes to have a maximum of seventeen (17) food vendors per market; (4) NFM proposes to have a maximum of four (4) artists per market; (5) NFM will have a Market Manager and a Community Table; (6) At least seventy-five percent (75%) of all vendors are proposed to sell fresh produce and other food products from booths, tables, or other temporary structures, as previously required at Greene's Field in 2022-

23. The property is the subject of Major Project Site Plan Special Permit No. 2009-06, issued to Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, dated November 17, 2009 and amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021, July 12, 2022 and May 16, 2023.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted and mailed to the Petitioner, abutters and other parties in interest as required by law, the hearing was called to order by the Chairperson, Adam Block, on Tuesday, February 27, 2024 at 7:00 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264. Board members, Adam Block, Natasha Espada, Paul S. Alpert, Jeanne S. McKnight, and Artie Crocker were present at the February 27, 2024 public hearing. The record of the proceedings and the submission upon which this Decision is based may be referred to in the office of the Town Clerk or the office of the Board.

Submitted for the Board's deliberation prior to the close of the public hearing were the following exhibits:

- Exhibit 1** Application Form for Further Site Plan Review completed by the applicant dated January 23, 2024.
- Exhibit 2** License Agreement between the Needham Farmers Market and the Town of Needham, dated January 10, 2024.
- Exhibit 3** Plan entitled "Needham Farmers Market Layout - 2024."
- Exhibit 4** Three letters from Jeffery M. Friedman, President, Needham Farmers Market, two dated January 12, 2024 and one dated February 11, 2024.
- Exhibit 5** Letter from Bagel's Best dated February 23, 2024.
- Exhibit 6** Letter from Paula Jacobson, Executive Director, Charles River YMCA, dated February 23, 2024.
- Exhibit 7** Letter from Ivan Pulecio, Hearth Pizzeria, dated March XX, 2024.
- Exhibit 8** Interdepartmental Communication (IDC) to the Board from Chief Tom Conroy, Needham Fire Department, dated February 21, 2024; IDC to the Board from Chief John Schlittler, Police Department, dated January 26, 2024; IDC to the Board from Joseph Prondak, Building Commissioner, dated February 21, 2024; IDC to the Board from Tara Gurge, Needham Health Division, dated February 21, 2024; and IDC to the Board from Justin Savignano, Assistant Town Engineer, dated February 21, 2024.

EXHIBITS 1, 2, 3 and 4 are referred to hereinafter as the Plan.

FINDINGS AND CONCLUSIONS

- 1.1 The subject property is located in the Center Business zoning district at 1471 Highland Avenue, Needham, MA, 02492, owned by Town of Needham. Said property is shown on Needham Town Assessors Plan No. 51 as Parcel 1 containing 1.36 acres.
- 1.2 The property is the subject of Major Project Site Plan Special Permit No. 2009-06, issued to Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, dated November 17, 2009 and amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021, July 12, 2022 and May 16, 2023.
- 1.3 On November 17, 2009, under Major Project Site Plan Review Special Permit No. 2009-06, dated November 17, 2009, issued to the Town of Needham, the Board approved the expansion of the existing Town Hall by approximately 13,836 square feet, and the renovation of approximately 20,989 square feet of the existing facility for a total of 34,825 square feet.

On April 25, 2017, the Board approved an amendment to Major Project Site Plan Review Special Permit No. 2009-06 to permit the operation of a farmers market on Garrity's Way on Sunday afternoons.

On December 21, 2021, the Board approved an amendment to Major Project Site Plan Review Special Permit No. 2009-06 to permit the comprehensive redesign and renovation of the Town Common at 1471 Highland Avenue. The complete redesign included replacement of the lawn, landscaping, pedestrian pathways, seating areas, lighting, and other amenities. The farmers market relocated during the construction.

Additional Amendments were issued on the property dated: March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, May 1, 2018, May 20, 2020, March 2, 2021, July 12, 2022 and May 16, 2023.

- 1.4 The Needham Farmers Market, Inc. (NFM) is a nonprofit corporation and civic organization based in Needham with the purpose of operating a farmers market in Needham and advancing community goals of healthy food and diet, especially for children, as well as providing a meeting place for Needham residents.
- 1.5 The Town of Needham has agreed to allow the Needham Farmers Market to use a small portion of the Town Common and Garrity's Way for the operation of a farmers market on Sunday afternoons from Sunday, June 16, 2024 through the Sunday, October 17, 2024. This is pursuant to a License Agreement dated January 10, 2024 detailed under Exhibit 2 of this Decision. The application for Major Project Site Plan Review Special Permit Amendment is for permission to operate on Sunday afternoons the farmers market annually from June to October, pursuant to a fully executed License Agreement for each season with the Town of Needham through the Town Manager's Office or designee and the conditions of this Decision.
- 1.6 The Needham Farmers Market proposes to operate a farmers market on a small portion of the Town Common and Garrity's Way, in front of Needham Town Hall, for four hours every Sunday, opening at 11:00 a.m. and closing at 3:00 p.m.
- 1.7 The Needham Farmers Market has proposed to have a maximum of 17 vendors on each market day, who will use booths, tables, canopies or other temporary structures on the site. Each vendor will have approximately one person selling at its location. The Needham

Farmers Market has stated that at least seventy-five percent (75%) of all vendors will sell food items. The Needham Farmers Market will have a staff of approximately two (2) people on each market day. In addition to the vendors, the Market will have tables, booths or canopies (which might be shared) on Garrity's Way for Needham nonprofit organizations, four (4) artists, musicians, and NFM's Market Manager.

- 1.8 Set-up time is proposed to begin two hours before the start of the market (taking place from 9:00 a.m. to 11:00 a.m.) and break down time is proposed to be for two hours after the market closes (taking place from 3:00 p.m. to 5:00 p.m.). The hours of operation shall be from 11:00 a.m. to 3:00 p.m.
- 1.9 The 17 vendors will be located only in a small portion of the Town Common and Garrity's Way, all as shown on the plan detailed in Exhibit 3. Nothing from the Market will be located outside of the area shown on said plan.
- 1.10 During setup and breakdown, vendors may use parking spaces on Chapel Street, as well as two spaces on Highland Avenue, to unload and load if the spaces are available. During Market hours, the vendors will be parked in the Chapel Street Municipal Parking Lot or other municipal parking lots. During NFM's use of Garrity's Way, it will be blocked off with yellow tape, traffic cones, or by other means.
- 1.11 The Needham Farmers Market acknowledges that all food vendors shall obtain food permits from the Needham Board of Health unless excluded by State or Local regulations. All applicable State and Local Health regulations shall be met.
- 1.12 The Needham Farmers Market and its vendors propose to have liability insurance in effect during the farmers market as well as motor vehicle insurance.
- 1.13 The Petitioner has requested a Special Permit pursuant to Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (off-street parking design requirements).
- 1.14 Under the By-Law Section 5.1.2, in the event that the Building Commissioner is unable to determine if a particular use relates to any use within the table of "Required Parking" (Section 5.1.2), the Planning Board shall recommend to the Building Commissioner a reasonable number of spaces to be provided based on the expected parking needs of occupants, users, guests or employees of the proposed business. Based on the Department of Public Works' recommendation, as recommended in Report 432 of the Planning Advisory Service for Off Street Parking Requirements for Farm Stands, the use requires 3 parking spots per every 1,000 square feet. The area of the property where the vendors will be stationed is calculated to be approximately 7,154 square feet. Therefore, the Board recommends a total parking requirement of 21 spaces ($7,154/1,000 \times 3 = 21$). Accordingly, a waiver of 21 parking spaces is required as all available on-site parking spaces have been previously allocated to Town Hall use. (It should be noted that the Board previously granted a waiver of 14 spaces to the NFM to operate at this location, so the net increase of parking waiver is 7 spaces).
- 1.15 The Petitioner proposes to operate the farmers market after the main activities of the Town Hall have concluded for the week. During the operation of the Market, parking for motor vehicles will be at the Chapel Street, Eaton Square, and Chestnut Street Municipal Parking Lots. The vendors will park at the Chapel Street Municipal Parking Lot. The Board finds that

the parking lots in the vicinity, as noted above, will satisfy the parking demands for the Needham Farmers Market.

- 1.16 The Planning Board finds that no parking study is required for the farmers market use as proposed, due to its being held on Sundays, when parking in the Center of Town is least scarce and the Town Hall is closed.
- 1.17 The Needham Farmers Market proposes to have free musical entertainment from individuals or small groups at the farmers market, such as flute, fiddle or guitar players. Amplification, if any, would be limited and sound will not extend beyond the site.
- 1.18 Vendors will be permitted to use the restrooms of Bagels Best, Hearth Pizzeria and the Charles River YMCA.
- 1.19 Vendors will be required to remove all trash and waste per an agreement with Needham Farmers Market, Inc. Additionally, the Petitioner has stated that the farmers market staff will assist in picking up and removing all trash from the site.
- 1.20 Adjoining premises will be protected against seriously detrimental uses on the site by provision of surface water drainage, sound and site buffers, and preservation of views, light and air. The farmers market is proposed to utilize a small portion of the Town Common and Garrity's Way on Sunday afternoons from June through October. The Petitioner proposes no construction and no permanent site changes. The Needham Farmers Market proposes to have musical entertainment that will either be un-amplified or slightly amplified where the sound will not extend beyond the parking lot and Town Common.
- 1.21 Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly has been assured. During the operation of the Needham Farmer's Market, parking for motor vehicles will be at the Chapel Street, Eaton Square, and Chestnut Street Municipal Parking Lots. The vendors will park at the Chapel Street Lot. Any additional traffic due to the Market on surrounding streets will be marginally increased, thus no traffic congestion. When the Needham Farmer's Market was previously located at this site, there was no traffic congestion due to the operation of the Market. The Needham Farmer's Market will be solely located on a small portion of the Town Common and Garrity's Way. During Market hours, this road will be blocked to vehicular traffic at Chapel Street and Highland Avenue. Town Hall is closed on Sundays. This location is centrally located in Needham and thus very accessible and convenient to go to by vehicle, walking, jogging, or bicycling. This location is convenient for residents already shopping at Downtown stores. The Market will stimulate retail business. Market shoppers can also eat at local restaurants in the Downtown. Residents out for a walk with their family or dog, jogging, relaxing at the Town Common, bicycling, or shopping can stop at the Market. The handicapped and the elderly can access the Market from the surrounding main arteries, i.e. Chapel Street, Highland Avenue, Great Plain Avenue, and from the Town Common. Bagel's Best, Hearth Pizzeria, and the Charles River YMCA will allow vendors to use their bathrooms.
- 1.22 Adequate methods for disposal of refuse and waste will be provided. Vendors will be required to remove all trash and waste per an agreement with Needham Farmers Market, Inc. Needham Farmers Market staff will additionally assist in picking up and removing all trash from the site. Vendors may use the bathrooms at Bagel's Best, Hearth Pizzeria, and the

Charles River YMCA. The waste water system for these restaurants is connected to the municipal sewer system.

- 1.23 Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this By-law has been assured. The Petitioner has not proposed any alteration to the structure or the scope of its operations. The relationship of structures and open spaces to the natural landscaping, existing buildings and other community assets will remain unchanged.
- 1.24 The proposed project will not have any adverse impacts on the Town's resources, including the Town's water supply and distribution system, sewer collection and treatment, fire protection and streets. The proposed use will not have an adverse impact on surrounding businesses. The existence of the Needham Farmers Market is an asset for Needham and will be a source of community in Needham.
- 1.25 Under Section 7.4 of the By-Law, a Major Project Site Plan Special Review Permit amendment may be granted within the Center Business District provided the Board finds that the proposed development will be in compliance with the goals and objectives of the Master Plan, and the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, for the site plan review, to be in harmony with the purposes and intent of the By-Law and Town Master plans, to comply with all applicable By-Law requirements, to have minimized adverse impact, and to have promoted a development which is harmonious with the surrounding area.
- 1.26 Under Section 3.2.2 of the By-Law, a Special Permit may be granted to allow for more than one nonresidential use on the lot, provided the Board finds that the proposed use is in harmony with the general purposes and intent of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed development Plan, as conditioned and limited herein, to be in harmony with the general purposes and intent of the By-Law, to comply with all applicable By-Law requirements, and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.27 Under Section 3.2.2 of the By-Law, a Special Permit may be granted to allow a farmers market in the Center Business District. On the basis of the above findings and criteria, the Board finds that the proposed use, as conditioned and limited herein, to be in harmony with the purposes and intent of the By-Law, to comply with all applicable By-Law requirements and to not increase the detriment to the Town's and neighborhood's inherent use.
- 1.28 Under Section 5.1.1.6 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.2 and Section 5.1.3 of the By-Law (Off-Street Parking Requirements) may be granted provided the Board finds that owing to special circumstances, the particular use, structure or lot does not warrant the application of certain design and parking spaces requirements, but that a waiver of certain design and parking spaces requirements is warranted. On the basis of the above findings and conclusions, the Board finds that there are special circumstances justifying the reduction in the number of required parking spaces and design requirements of the By-Law, as conditioned and limited herein, which will also be consistent with the intent of the By-Law and which will not increase the detriment to the Town's and neighborhood's inherent use.

THEREFORE, the Board voted 4-0 to GRANT: (1) the requested Major Project Site Plan Review Special Permit amendment under Section 7.4 of the By-Law and Section 4.2 of Major Project Site

Plan Special Permit No. 2009-06, dated November 17, 2009, amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021, July 12, 2022 and May 16, 2023; (2) the requested Special Permit under Section 3.2.2 of the Needham By-Law for a farmers market in the Center Business District; (3) the requested Special Permit under Section 3.2.2 of the By-Law for more than one use on a lot; and (4) the requested Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the off-street parking requirements of Sections 5.1.2 (Required Parking) and 5.1.3 of the By-Law (Off-Street Parking Requirements), subject to and with the benefit of the following Plan modifications, conditions and limitations.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Commissioner shall not issue any building permit nor shall he permit any construction activity on the site to begin on the site until and unless he finds that the Plan is revised to include the following additional corrected, or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner shall issue any building permit or permit for any construction on the site. The Petitioner shall submit nine copies of the final Plans as approved for construction by the Building Commissioner to the Board prior to the issuance of a Building Permit.

2.1 No Plan Modifications.

CONDITIONS

- 3.0 The following conditions of this approval shall be strictly adhered to. Failure to adhere to these conditions or to comply with all applicable laws and permit conditions shall give the Board the rights and remedies set forth in Section 3.23 hereof.
- 3.1 The conditions and limitations set forth in Major Project Site Plan Review Special Permit No. 2009-06, issued to Town of Needham, 1471 Highland Avenue, Needham, Massachusetts, dated November 17, 2009 and amended March 2, 2010, November 16, 2010, November 16, 2010, June 21, 2011, May 1, 2012, April 25, 2017, May 1, 2018, May 20, 2020, March 2, 2021, December 21, 2021, July 12, 2022 and May 16, 2023, as further amended by this Amendment are ratified and confirmed.
- 3.2 The Board approves the use by Needham Farmers Market of a farmers market on a small portion of the Town Common and Garrity's Way, as shown on the Plan from the first Sunday of June to the last Sunday in October.
- 3.3 The hours of operation shall be limited to four hours every Sunday, opening at 11:00 a.m. and closing at 3:00 p.m. from June through October.
- 3.4 The operation of the farmers market on a small portion of the Town Common and Garrity's Way, Needham, Massachusetts shall be as described in Sections 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.15, 1.17, 1.18, and 1.19 of this Decision and as further described under the support materials provided under Exhibits 2, 3, 4, 5, 6 and 7 of this Decision.

- 3.5 The maximum number of vendors at any given time shall not exceed seventeen (17).
- 3.6 In addition to the vendors, up to four (4) tables, booths or canopies may be available for the Community Farm, other Needham nonprofit organizations, artists, artisans, musicians and the Needham Farmers Market Manager.
- 3.7 The seventeen (17) vendors shall be located a small portion of the Town Common and Garrity's Way, all as shown on the plan detailed in Exhibit 3. Nothing from the Market will be located outside of the area shown on said plan.
- 3.8 At least seventy-five percent (75%) of all vendors shall sell fresh produce and other food products from booths, tables, or other temporary structures.
- 3.9 In addition to vendors, the Needham Farmers Market may provide up to four (4) tables, booths or canopies for use by nonprofit corporations or organizations and local artists or artisans. Selling by such groups may occur at no more than four (4) tables and shall be restricted to the small portion of the Town Common and Garrity's Way as shown on the Plan.
- 3.10 All food vendors shall obtain food permits from the Needham Board of Health unless excluded by State or Local regulations. All applicable State and Local Health regulations shall be met. Any ice used at the site shall be disposed of at a location approved by the Board of Health and in compliance with Board of Health and Town regulations. Disposal of ice within the Town's drainage system shall not be permitted.
- 3.11 Sale of alcoholic beverages by Needham Farmers Market vendors shall be prohibited. The drinking of alcoholic beverages on the Town Common and Garrity's Way where the farmers market is located shall be prohibited.
- 3.12 Set-up time shall begin no earlier than 9:00 a.m., two hours before the start of the market and break down time shall last no longer than two hours after the market closes at 5:00 p.m. During setup and breakdown, vendors may use parking spaces on Chapel Street and 2 spaces on Highland Avenue to unload and load if the spaces are available. The spaces shall not be reserved for this purpose, but rather utilized if vacant.
- 3.13 The special permit and parking waivers granted herein are specifically premised upon the special characteristics of the farmers market in Garrity's Way and the recognition that Town Hall is closed on Sunday and not utilizing the subject parking spaces. In the event of any change in the use permitted hereunder which would result in a greater parking demand, further site plan review will be required, and the Planning Board shall be entitled to evaluate the parking demand of the building as a whole.
- 3.14 Due diligence must be exercised at all times to avoid excessive off-site parking traffic, tie-ups and unnecessary noise and congestion.
- 3.15 Needham Farmers Market vendors and patrons shall be directed to park in the Chapel Street Municipal parking Lot. The musicians may be located on Garrity's Way in the area designed for use by the farmers market.
- 3.16 Free musical entertainment from individuals or small groups at the farmers market, such as flute, fiddle or guitar players, may be utilized. Any required permits from the Board of Selectmen shall be obtained. Amplification, if any, shall be limited and no sound shall extend beyond Garrity's Way. In the event of any complaint or issue regarding the sound,

- volume or amplification, the Planning Board shall retain jurisdiction to reevaluate the authorization for musical entertainment provided by this Decision.
- 3.17 Vendors shall be permitted to use the restrooms of Bagel's Best, Hearth Pizzeria, and the Charles River YMCA. If vendors at any time are no longer allowed or able to use these restrooms, the Petitioner shall find other suitable arrangements and notify the Planning Board.
- 3.18 All trash and waste shall be confined to the site and shall be removed from the site promptly during the breakdown timeframe. No trash or waste shall be left on the site at the end of the breakdown at 5:00 p.m. The Petitioner shall also examine the vicinity adjacent to the market area and shall be responsible for the cleanup of any market trash or waste inadvertently left by patrons in that location. During the operation of the farmers market, trash receptacles shall be provided for the use of patrons.
- 3.19 This Special Permit to operate a farmers market at Garrity's Way is issued to Needham Farmers Market, Inc., 227 Eliot Street, Ashland, MA, 01721 and Town of Needham, 1471 Highland Avenue, Needham, MA and may not be transferred, set over, or assigned by Needham Farmers Market, Inc. to any other person or entity without the prior written approval of the Board following such notice and hearing, if any as the Board, in its sole and exclusive discretion, shall deem due and sufficient.
- 3.20 The Town of Needham has agreed to allow the Needham Farmers Market to use a small portion of the Town Common and Garrity's Way for the operation of a farmers market on Sunday afternoons from Sunday, June 16, 2024 through the Sunday, October 27, 2024. This is pursuant to a License Agreement dated January 10, 2024 detailed under Exhibit 2 of this Decision. This approval for Major Project Site Plan Special Permit Amendment is for permission to operate the farmers market annually on Sunday afternoons from June to October, pursuant to a fully executed License Agreement for each season with the Town of Needham through the Town Manager's Office or designee and the conditions of this Decision. No further approval from the Planning Board will be required unless the NFM wishes to alter conditions of this Decision.
- 3.21 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commission or other agencies, including, but not limited to the Building Commissioner, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.
- 3.22 The Petitioner, by accepting this Approval, warrants that the Petitioner has included all relevant documentation, reports, and information available to the Petitioner in the application submitted, and that this information is true and valid to the best of the Petitioner's knowledge.
- 3.23 Violation of any of the conditions of this Decision shall be grounds for revocation of any building permit or certificate of occupancy granted hereunder as follows: In the case of violation of any conditions of this Decision, the Town will notify the owner of such violation and give the owner reasonable time, not to exceed thirty (30) days, to cure the violation. If, at the end of said thirty (30) day period, the Petitioner has not cured the violation, or in the case of violations requiring more than thirty (30) days to cure, has not commenced the cure and prosecuted the cure continuously, the permit granting authority may, after notice to the Petitioner, conduct a hearing in order to determine whether the failure to abide by the conditions contained herein should result in a recommendation to the Building Commissioner

to revoke any building permit or certificate of occupancy granted hereunder. This provision is not intended to limit or curtail the Town's other remedies to enforce compliance with the conditions of this Decision including, without limitation, by an action for injunctive relief before any court of competent jurisdiction. The Petitioner agrees to reimburse the Town for its reasonable costs in connection with the enforcement of the conditions of this Decision if the Town prevails in such enforcement action.

LIMITATIONS

- 4.0 The authority granted to the Petitioner by this permit is limited as follows:
- 4.1 This permit applies only to the site improvements, which are the subject of this petition. All construction to be conducted on site shall be conducted in accordance with the terms of this permit and shall be limited to the improvements on the Plan.
- 4.2 There shall be no further development of this site without further site plan approval as required under Section 7.4 of the By-Law. The Board, in accordance with M.G.L., Ch. 40A, S.9 and said Section 7.4, hereby retains jurisdiction to (after hearing) modify and/or amend the conditions to, or otherwise modify, amend or supplement, this Decision and to take other action necessary to determine and ensure compliance with the Decision.
- 4.3 This Decision applies only to the requested Special Permits and Site Plan Review. Other permits or approvals required by the By-Law, other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this Decision.
- 4.4 No approval of any indicated signs or advertising devices is implied by this Decision.
- 4.5 The foregoing restrictions are stated for the purpose of emphasizing their importance but are not intended to be all-inclusive or to negate the remainder of the By-Law.
- 4.6 This special permit is subject to a fully executed License Agreement for each season with the Town of Needham through the Town Manager's Office or designee for the continued use of Garrity's Way including the Petitioner's request for specific dates and times of operation at the site and the conditions of this Decision.
- 4.7 This Decision shall be recorded in the Norfolk District Registry of Deeds. This Decision shall not take effect until (1) a copy of this Decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after this Decision has been filed in the Town Clerk's office or that if such appeal has been filed, that it has been dismissed or denied and (2) this Decision is recorded with Norfolk District Registry of Deeds, and (3) the Petitioner has delivered a certified copy of the recorded document to the Board.

The provisions of this Special Permit shall be binding upon every owner or owner of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown on the Plan, as modified by this Decision, in full force and effect for the benefit of and enforceable by the Town of Needham.

Any person aggrieved by this Decision may appeal pursuant to the General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this Decision with the Needham Town Clerk.

Witness our hands this 2nd day of April, 2024.

NEEDHAM PLANNING BOARD

Adam Block, Chairperson

Natasha Espada, Vice Chairperson

Jeanne S. McKnight

Paul S. Alpert

Artie Crocker

COMMONWEALTH OF MASSACHUSETTS

_____2024

On this ____ day of April, 2024, before me, the undersigned notary public, personally appeared _____, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.

Notary Public

My Commission Expires: _____

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by Needham Farmer's Market, Inc., 227 Eliot Street, Ashland, MA, 01721 and Town of Needham, 1471 Highland Avenue, Needham, MA, for Property located at 1471 Highland Avenue, Needham, Massachusetts, shown on Assessor's Map No. 51 as Parcel 1, has passed,

____ and there have been no appeals filed in the Office of the Town Clerk or
____ there has been an appeal filed.

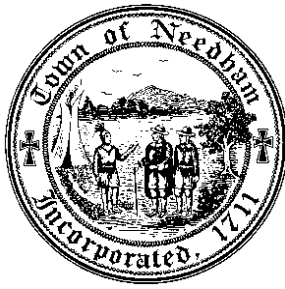
Date

Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner - Certified Mail #
Town Clerk
Building Commissioner
Director, PWD
Board of Health
Conservation Commission

Select Board
Engineering
Fire Department
Police Department
Jeff Friedman
Parties in Interest



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board,
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S.5, the Needham Planning Board will hold a public hearing on Tuesday, April 2, 2024 at 7:15 p.m. in the Charles River Room, Needham Public Services Administration Building, 500 Dedham Avenue, Needham, MA, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding a certain proposed amendment to the Needham Zoning By-Law to be considered by the 2024 Annual Town Meeting. A copy of the complete text of the proposed article is detailed below. The article designation given has been assigned by the Planning Board for identification purposes only. An article number will subsequently be established by the Select Board for the Warrant.

Article 1: Citizen's Petition/Amend Zoning By-Law – Dimensional Regulations

To see if the Town will vote to amend the Needham Zoning Bylaw by amending Chapter 4 Dimensional Regulations by:

Removing the following paragraph of section 4.2:

“The term “Floor Area Ratio” means the floor area divided by the lot area. Floor area shall be the sum of the horizontal areas of the several floors of each building on a lot, as measured from the exterior faces of the exterior walls, but excluding basements, attics, half-stories located directly above the second floor, unenclosed porches, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures.”

And in its place inserting the following paragraph:

“The term “Floor Area Ratio” means the floor area divided by the lot area. Floor area shall be the sum of the horizontal areas of the several floors of each building, including areas in basements, attics, and penthouses, as measured from the exterior faces of the walls, but excluding spaces where the interior ceiling height is less than 5’, unenclosed porches and balconies, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures.”

Or take any other action relative thereto.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 880 4672 5264

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: 880 4672 5264

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or
+1 253 215 8782 Then enter ID: 880 4672 5264

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment through Zoom or through calling in, or by attending the in-person meeting. You may also send comments in advance of the public hearing to planning@needhamma.gov

Persons interested are encouraged to call the Planning Board office (781-455-7550) for more information. A copy of the complete text of the proposed articles are detailed below. This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (<http://masspublicnotices.org/>).

Needham Hometown Weekly, March 7, 2024 and March 14, 2024.

Citizens' Petition: Dimensional Regulations

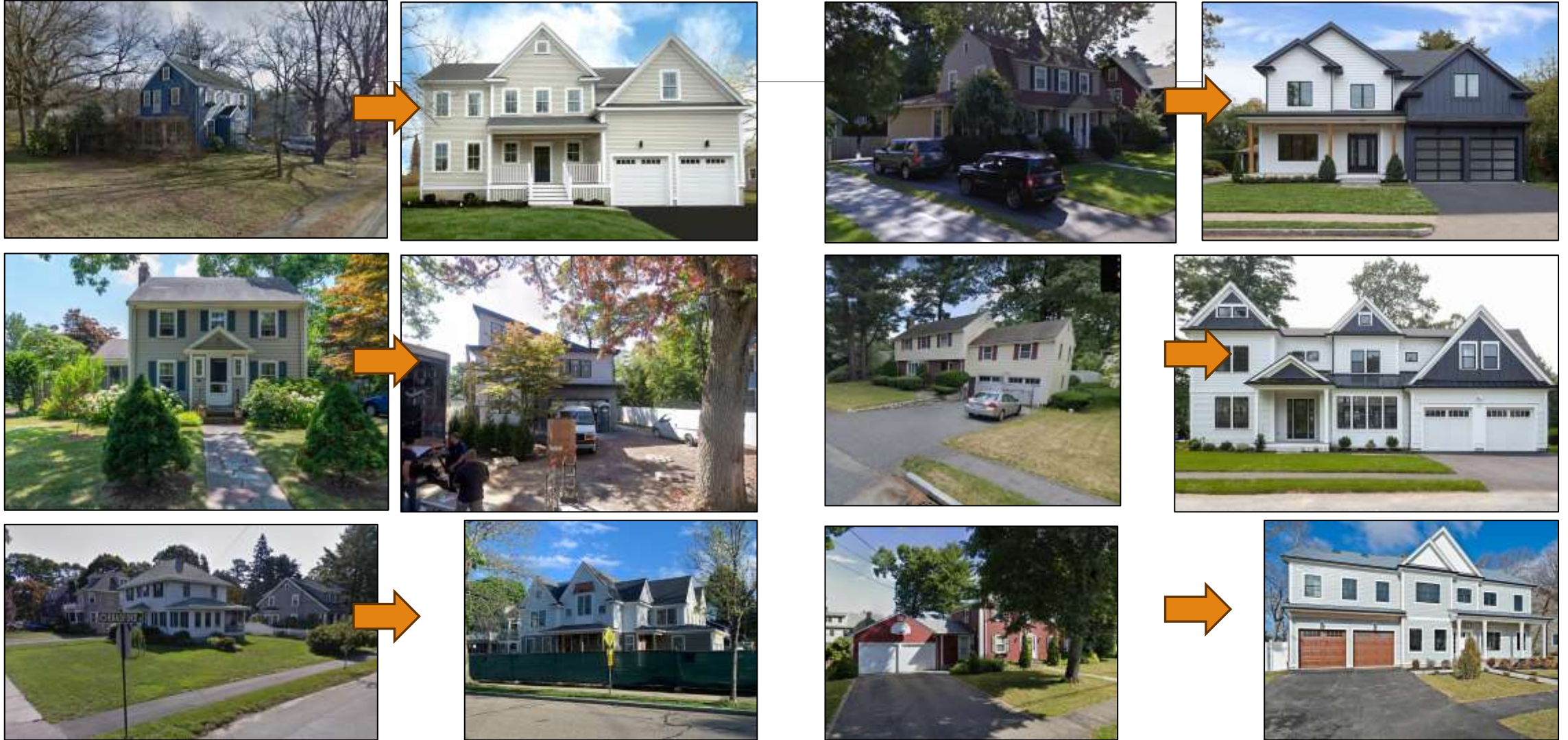
APRIL 2024

JOE MATTHEWS

Overview

- Current by-laws for new construction in Needham's residential parcels are overly permissive and do not appropriately regulate housing size. This is to the detriment of the town's goals on affordability, sustainability, and has negative impacts on current and future residents
- Thus, the town should modify existing by-laws to better regulate the size of new construction on Single Residence B (SRB) lots. Other zoning areas could potentially be reviewed as well
- A modification of current Floor Area Ratio (FAR) regulations for residential areas would help restrict housing size and disincentivize demolition of small- and medium-sized habitable houses which frequently occurs as part of the construction of oversized houses

Teardown for large new construction



Source: Google Maps, Zillow

Design Principles + Incentives

On Wellesley new construction:

“One architect refers to the shoddy houses as “McBoxes”—where builders are simply “selling square footage.” One common trick? Including a built-out third floor with absolutely no purpose. Builders add the extra 800 or so square feet to make the cost per square foot look better, the architect says, but “it’s smoke and mirrors. It’s empty rooms. Empty boxes.”

- Boston Magazine October 2018



Housing Plan Working Group (HPWG)

- “Few homes in the private housing stock are affordable to low- and moderate-income residents. These conditions are exacerbated by substantial teardown activity **where contractors replace modest older homes with larger very expensive ones, further driving up housing prices and eroding housing options.**”

The Planning Board should consider appointing a Working Group to study these potential strategies.

5. Consider Options to Better Control Teardown Activity

Lead Entity: Planning Board

Timeframe: Medium Term

Requires Town Meeting Approval: Yes (Simple Majority)

Level of Complexity: High

Limited regulations with respect to the demolition or renovation of historic or older structures combined with modest zoning restrictions on the size of new homes has led to the significant loss of many modestly-sized homes that could be affordable to people with incomes between 85% and 140% of area median income. Of the 943 new single-family homes built between 2010 and 2021, only 25 did not involve demolition and replacement activity.

Objectives

Affordability: protect median and below-median housing stock

Environment: teardowns frequently involve altering of landscape and increased use of materials

Resilience: over-development of parcels, especially densely-populated areas, exacerbates impact of flooding events

Design: maintain character of neighborhood in order to not disrupt long-time residents (light, vision, etc.)

Market: Signal to developers to focus on net additions to housing supply in Needham and region (via MBTA Communities Law zoning); free up resources for development of new housing

Large House Review Committee (2014-17)

- “The Board of Selectmen and the Planning Board prompted by inquiries and concerns expressed to them from residents regarding the issue of tear downs and reconstruction of houses, sought to investigate the Town’s zoning by-laws regarding this issue, and the overall topic as it affects the Town.”
- “The Committee began the process of discussing the topic of replacing existing houses with new larger houses (tear downs).”
- “The spatial program assumed the standard house elements as a baseline. First Floor: 2 car garage, Living, Dining, Kitchen, Breakfast, Family Room, Mudroom, ½ Bath. Second Floor: Master BR with walk-in closets, Master Bath, 2nd Bath, Laundry, three additional Bedrooms.”
- **“The FAR is now suggested to be the overall size control, while setback exemptions and relaxed lot cover will allow design flexibility and encourage a variety of design features.”**

Materials from 2017

Teardown Activity

- ▶ Smaller homes with median size of 1,536 square feet and median value of \$600,000.*
- ▶ Replacement homes had a median size of 4,830 square feet and prices well above \$1 million.*
- ▶ Two-Family rental units that are reconstructed typically are converted to high-end condominiums and do not remain rental properties.
- ▶ Teardown properties had a median FAR of 15% compared to 44% for replacement homes.*
- ▶ * Analysis includes all finished space minus the garage for 30 teardowns and replacement properties built during about the first 5 months of 2014.

Floor Area Ratios for Demolished Units and New Replacement Homes

January 1, 2014 through May 12, 2014

Lot Size in Square Footage	Size of Demo House	Previous Floor Area Ratio (%)	Size of New House**	New Floor Area Ratio (%)
31,798	1,846	5.8	3,904	12.3
10,019	908	9.1	5,353	53.4
10,454	1,944	18.6	5,317	50.9
12,197	1,608	13.2	6,679	54.8
10,454	1,608	15.4	5,732	54.8
11,761	1,388	11.8	5,346	45.5
10,890	1,248	11.5	6,376	58.5
6,970	1,416	20.3	4,651	66.7
11,761	989	8.4	6,338	63.9
15,682	2,258	14.4	8,066	51.4
15,682	1,764	11.2	5,116	32.6
43,996	*	*	7,479	17.0
11,326	1,536	13.6	4,382	38.7
54,450	*	*	8,473	15.6
25,700	*	*	5,369	20.9
11,326	2,544	22.5	5,008	44.2
10,019	1,588	15.8	3,780	37.7
9,148	*	*	5,314	58.1
13,068	1,574	12.0	4,902	37.5
9,583	2,400	25.0	5,944	62.0
13,068	1,953	14.9	5,688	43.5
10,019	*	*	6,138	61.3
17,424	1,080	6.2	4,265	24.5
10,890	988	9.1	2,890	26.5
10,019	1,592	15.9	5,008	50.0
6,970	1,232	17.7	5,009	71.9
10,019	1,121	11.2	4,338	43.3
10,019	1,485	14.8	6,228	62.2
11,326	1,845	16.3	5,855	51.7
17,242	1,652	9.6	6,132	35.6

*No record of a previous unit so most likely not a teardown. **Does not include the size of decks.
The analysis does not include four (4) units at Greendale Village.

Town Meeting May 2017

- The relevant by-law was set in place in June 2017 after unanimous approval at the May 2017 Town Meeting
- The by-law establishes FAR of 0.38 in SRB lots up to 12,000 ft² and 0.36 for lots of 12,000 ft² and above

The amendment offered under Article 26 is intended to preserve the relative scale, character and value of Needham's existing neighborhoods by regulating the gross floor area of structures relative to the size of the lot through the introduction of a Floor Area Ratio (FAR) requirement in the Single Residence B District. Floor Area Ratio expresses the allowed square footage of all buildings on a lot as a ratio, or percentage, of the existing lot area.

This Zoning By-Law amendment is intended to address concerns with demolition of existing smaller homes being replaced with larger homes in existing neighborhoods and the loss of neighborhood character which is occurring as a result of this conversion process. Homes that are out of scale relative to their lot size can compromise the character of the neighborhood. Bigger houses on smaller lots are often much taller or wider than nearby homes, stand closer to the street than their neighbors, and include fewer porches, decks or other exterior features of architectural interest.

The existing dimensional regulations in the Town's Zoning By-Law set maximum building heights and minimum yard setbacks. Since they only consider one dimension at a time, setback and height regulations have not been very effective at preventing the construction of oversized houses that take every dimension to its limits. Article 26 controls the overall density of structures across all dimensions by limiting the gross floor area of all structures relative to lot area. Less floor area is allowed on smaller lots with more allowed on large lots.

The specific formula proposed in Article 26 attempts to balance the desire of individual land owners to maximize house size on a lot with the preservation of collective neighborhood character. The article provides for a maximum floor area ratio in the Single Residence B District as follows: for lots less than 12,000 square feet, the FAR may not exceed .38 and for lots containing 12,000 square feet or more, the FAR may not exceed .36.

Source: May 2017 Town Meeting warrant article explainers

Current by-law

In the **Chapter 1 General definitions** for zoning, FAR is defined by the terms:

Floor Area, Gross – the sum of the areas of the several floors of each building on a lot including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls, but excluding cellars, unenclosed porches, balconies, attics, or any floor space in accessory buildings or in main buildings intended and designed for the parking of automobiles or for accessory heating and ventilating equipment, laundry, or accessory storage.

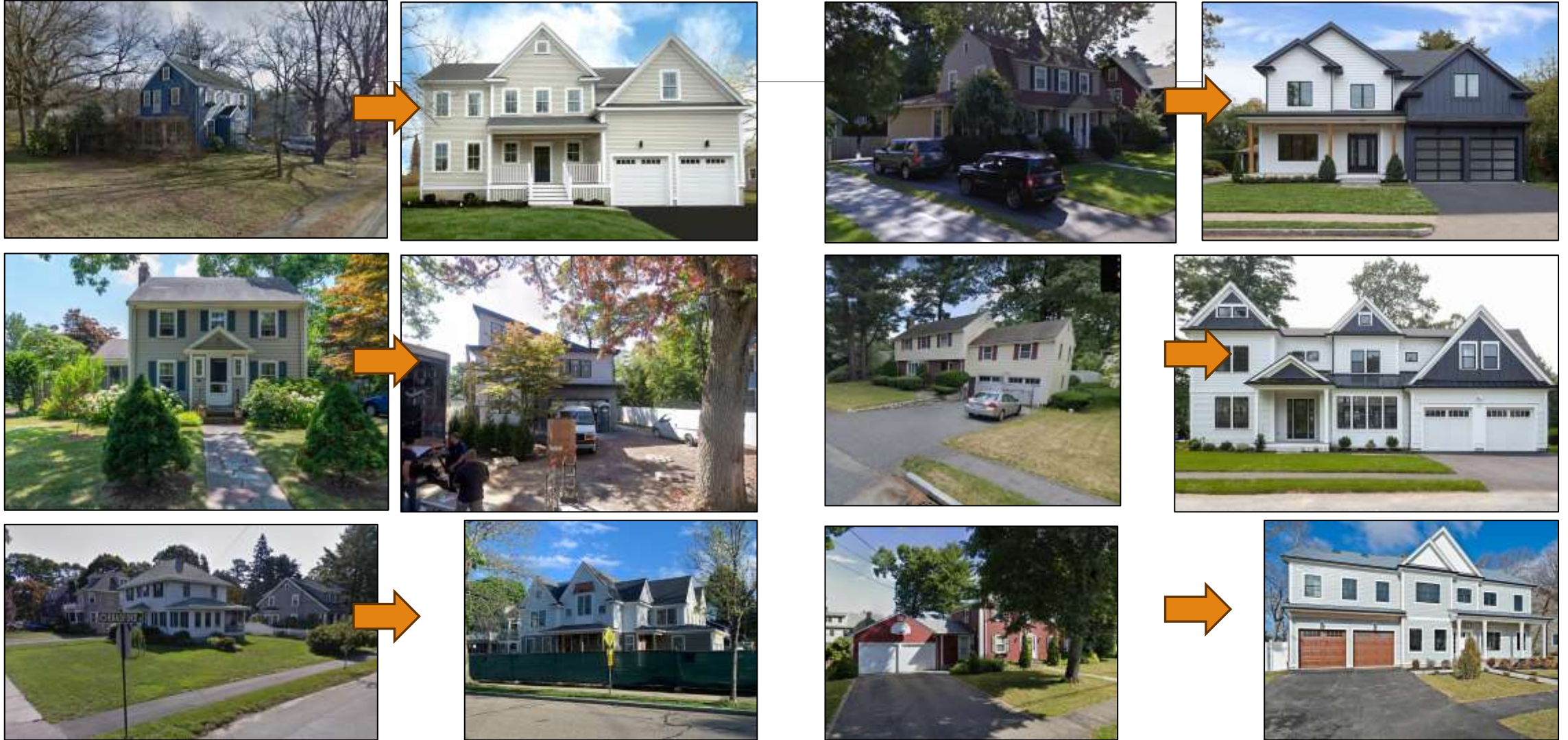
Floor Area Ratio (FAR) – the floor area divided by the lot area. Floor area shall be the sum of the horizontal areas of the several floors of a building as measured from the exterior surface of the exterior walls. Parking garages, interior portions of building devoted to off-street parking, and deck or rooftop parking shall be considered floor area.

Current by-law (continued)

However, in **Chapter 4 Dimensional Regulations** which define by-laws for SRB (and the other residential districts), FAR is redefined in subsection 4.2, as of June 2017, as:

*The term “Floor Area Ratio” means the floor area divided by the lot area. Floor area shall be the sum of the horizontal areas of the several floors of each building on a lot, as measured from the exterior faces of the exterior walls, **but excluding basements, attics, half-stories located directly above the second floor, unenclosed porches, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures.***

Teardown for large new construction



Source: Google Maps, Zillow

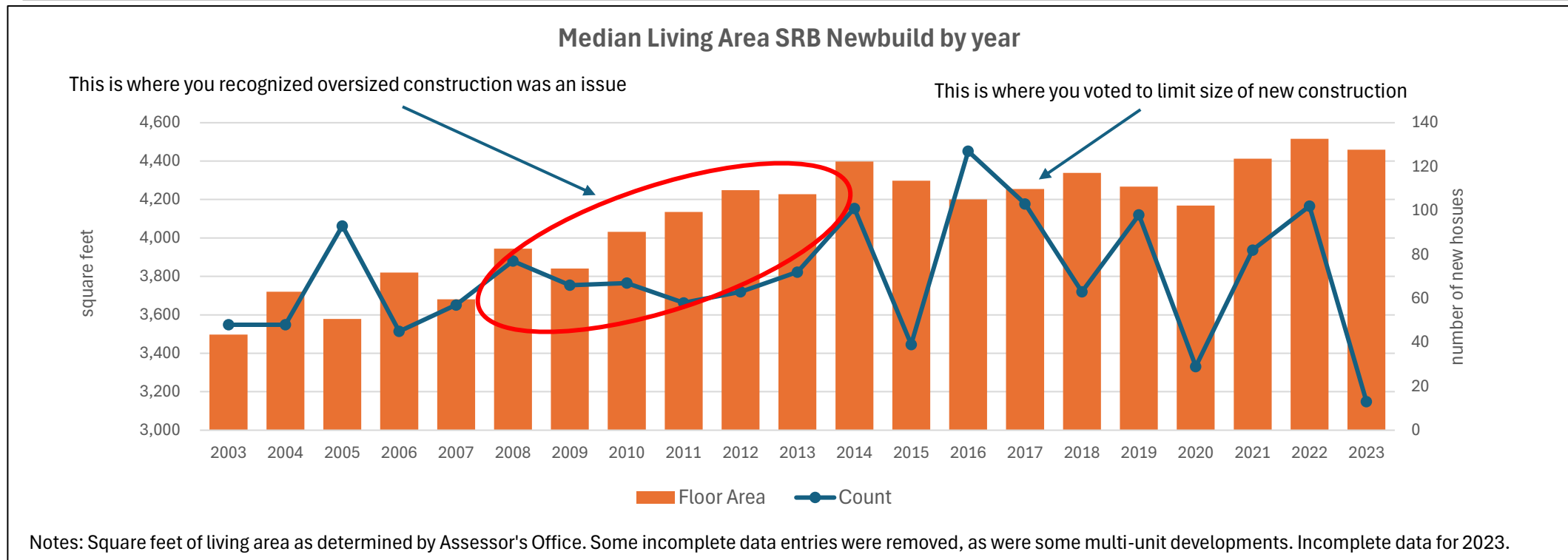
Third floors or “2.5 story houses” – all taken from recent (2022-23) new construction. When calculating FAR under current rules, these spaces are treated as if they don’t exist.



Basements or the “fourth floor” – all taken from recent (2022-23) new construction. When calculating FAR under current rules, these spaces are treated as if they don’t exist.



New construction

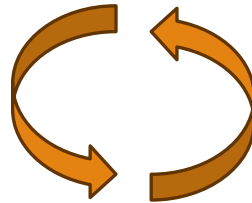


- The most recent year with complete data, 2022, shows new house construction size has reached new highs. The frequency has not slowed in a demonstrable manner.
- Note: 91 new houses in SRA with data since 2017 (ex-Greendale) have a median of ~5,700 ft²

The amendment

“The term “Floor Area Ratio” means the floor area divided by the lot area. **Floor area shall be the sum of the horizontal areas of the several floors of each building on a lot, as measured from the exterior faces of the exterior walls, but excluding basements, attics, half-stories located directly above the second floor, unenclosed porches**, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures.”

Original



New

“The term “Floor Area Ratio” means the floor area divided by the lot area. **Floor area shall be the sum of the horizontal areas of the several floors of each building, including areas in basements, attics, and penthouses, as measured from the exterior faces of the walls, but excluding spaces where the interior ceiling height is less than 5’, unenclosed porches and balconies**, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures.”

Needham Zoning By-laws

Chapter 4: Dimensional Regulations

4.2 Dimensional Regulations for Rural Residence-Conservation, Single Residence A, Single Residence B, General Residence, and Institutional Districts.

The terms used in the Table of Regulations in Sections 4.2.1, 4.2.2 and 4.2.3 below are as defined in Section 1.3 of the By-law except as otherwise noted below



- NR (symbol)
- ½ (symbol)
- New Construction
- Front Yard Setback
- Side Yard Setback
- Rear Yard Setback
- **Floor Area Ratio**
- Height
- Lot Coverage

This section has set specific definitions for terms, including Floor Area Ratio, for only a portion of Chapter 4.

Sections 4.2.1 and 4.2.2 specify dimensional regulations for alterations, relocations, and new construction on certain lots

Section 4.2.3 specifies dimensional regulations for all new construction

The texts of the three sections are nearly identical apart from differences in setbacks. Regarding FAR, there is no difference.

Table of Dimensional Regulations

- Other residential zones do not have FAR restrictions

“The symbol “NR” means no requirements”

- The note for FAR reads:

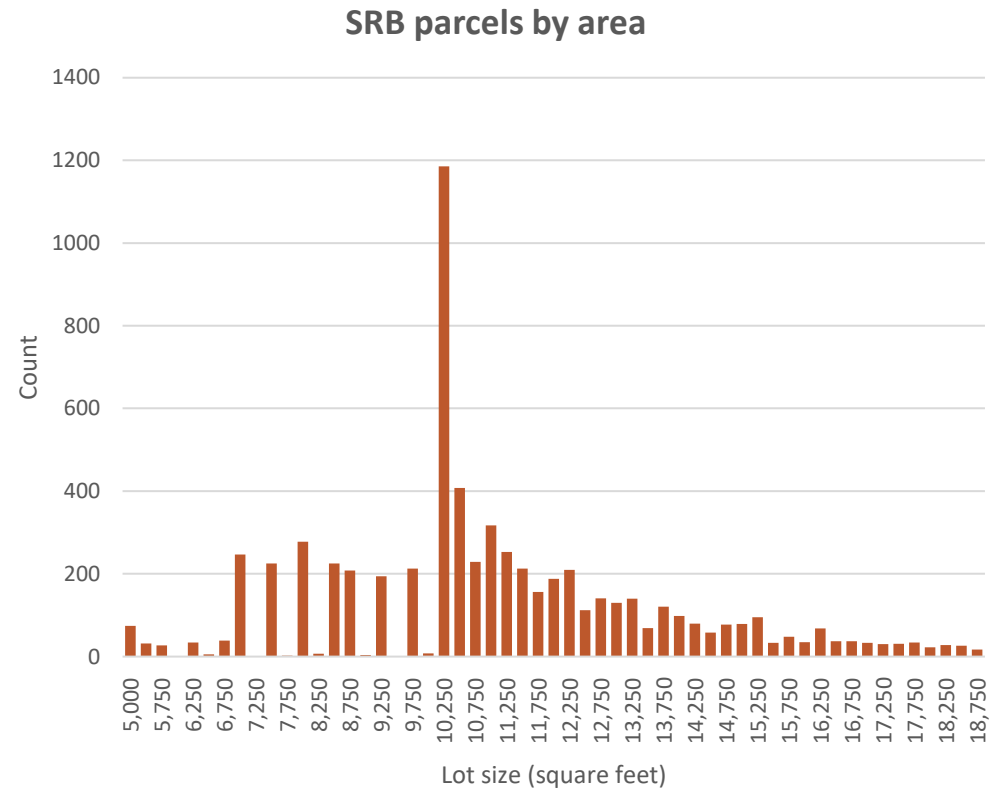
“The maximum floor area ratio shall be as follows: for lots containing less than 12,000 square feet – .38; and for lots containing 12,000 or more square feet – .36.”

District	Min. Lot Area (sf)	Min. Frontage (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Max. Floor Area Ratio (F.A.R.)	Max. % Lot Coverage	Max. Stories	Max. Height (ft)
Rural Residence Conservation	43,560	150	50	25	25	NR	15%	2-1/2	35
Single Residence A	43,560	150	30	25	15	NR	NR	2-1/2	35
Single Residence B	10,000	80	20 (h)(i)	14 (a)(j)	20	.36-.38 (g)	25%-30% (b)	2-1/2	35 (e)(f)
General Residence	10,000	80	20 (h)(i)	14 (a)(j)	20	NR	30%-35% (c)	2-1/2	35 (e)(f)

Outcomes

SRB lots

- There are over 7,200 SRB parcels
- A 10,000 ft² lot is the 41st percentile
- The median size is 10,716 ft² or 4,072 ft² of house.
- Nearly 30% or 2,690 lots are over 12,000 ft²; these houses can be 4,320 ft²+ of interior space plus add-ons
- There are 1,300 SRA lots of 15,000+ ft²



Effect

- On a 10,000 ft² lot currently possible to build a house with:
 - Basement of 1,900 ft²
 - 1st floor of 1,900 ft²
 - 2nd floor of 1,900 ft²
 - 3rd floor of 600 ft² (potentially more)
 - Garage of 600 ft² of floor area.
- With change, a house on a 10,000 ft² lot could have 3,800 ft² of floor area with interior ceiling height of 5' or greater and 600 ft² of garage. This could be:
 - Basement of 1,000 ft² basement
 - 1st floor of 1,300 ft² 1st floor
 - 2nd floor of 1,300 ft² 2nd floor,
 - Low-ceiling attic with utility space
 - Garage of 600 ft² of floor area

Not Impacted:

- Demolitions
- Interior renovations
- Decks
- Pools
- Solar Panels
- Driveway
- Landscaping
- Conversion of space to ADU

Examples

- Houses which are 2,600-3,000 ft² under the proposed by-law change. They are 4-bed 2-3 bath houses with less than 600 ft² of garage.
- **Therefore, even if on a 10,000 ft² lot, a house such as these could be 25-35% larger and with more garage space.**
- A house with 3,800 ft² of interior space with ceiling height of 5' or greater is a 4- or 5-bed / 4-bath house.
- It is therefore likely that teardown and new construction will still occur in Needham even with this change, except now the larger examples will not be permitted.



35 Howe Rd.

\$1,350,000

4 bd 3 ba 2,666 sqft

35 Howe Rd
Needham, MA 02492

- This house recently for sale was listed at 2,700 ft².
- **Under the proposed change**, for a 10,000 ft² lot, a house like this could still be increased by up to 1,100 ft² (+40%) and additional garage space could be added (+100%).
- **Under the current rules**, since the house has ~2,000 ft² on the 1st and 2nd floors, the house could be increased by almost 1,800 ft² on the 1st and 2nd floor, *plus* an additional amount of space on a potential 3rd floor and basement limited only by design (perhaps another 1,000 ft²).
- Even in renovations or resales, it is now the market norm to finish almost all interior space apart from small utility areas.



57 Colonial Rd.

- A 2,940 ft² house is comfortably a 4 bed, 2.5 bath
- If on a 10,000 ft² lot, could still be increased by 29%
- The house sits on 0.418 acre lot, permitting 6,554 ft² of house.
- A house of 6,554 ft² of just 1st and 2nd floor space would be large enough to possibly incentivize demolition here.
- Demand is very strong – the house was off the market within a week at nearly \$1.4 million



PARID: 1991410003300000	MUNICIPALITY: NEEDHAM	LUC: 101
	57 COLONIAL RD	PARCEL YEAR: 2024

Residential Card Summary

Card/Building:	1
Stories:	2
Condition:	4 - ABOVE AVERAGE
Grade:	B- - AVERAGE/GOOD
CDU:	P- - ABOVE AVERAGE
Exterior Wall:	WS - WOOD-SHN-SHK
Style:	GR - GARRISON
Year Built:	1964
Effective Year:	1999
Square Feet of Living Area:	2590
Total Rooms:	9
Bedrooms:	4
Full Baths:	2

Price and tax history

Price history

Date	Event	Price
2/21/2024	Contingent	\$1,395,000 \$539/sqft
Source: REDFIN RT20240208 Report		
2/14/2024	Listed for sale	\$1,395,000 +461.4% \$539/sqft
Source: REDFIN RT20240208 Report		
7/22/1985	Sold	\$248,500 \$96/sqft
Source: Agents Provided Report		

18 Edgewood St.



\$1,399,000

18 Edgewood St, Needham, MA 02492

4

beds

3

baths

2,690

sqft

Est.: **\$9,001/mo** [Get pre-qualified](#)

Single Family Residence

Built in 1940

7,405 sqft lot

PARID: 1990290000600000

Sales

Sale Date (D/M/Y)	Book/Page	Sale Price
20-01-2010	27395-520	\$99
08-11-1989	12498-268	\$267,000

Price and tax history

Price history

Date	Event	Price
3/5/2024	Contingent	\$1,399,000 \$611/sqft
Source: MLS PIN #73206821 Report		
2/29/2024	Listed for sale	\$1,399,000 +424% \$611/sqft
Source: MLS PIN #73206821 Report		
11/8/1989	Sold	\$267,000 \$117/sqft
Source: Public Record Report		

- The house was on the market recently (now contingent). The sale price was far above assessed value again without development premium.

14 Morningside Rd.

\$1,399,000	4	3	3,340
14 Morningside Rd, Needham, MA 02492	beds	baths	sqft

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:	Cert Doc #
12-07-1995	12808-388	\$259,000			



- The house is over 3,300 ft², meaning if on a 10,000 ft² lot, could be expanded by around 15%.
- Still a strong return for the homeowner; there is still a robust market for a house built in 1960.

PARID: 1990240005200000	MUNICIPALITY: NEEDHAM	LUC: 101
	14 MORNINGSIDE RD	PARCEL YEAR: 2024
Residential Card Summary		
Card/Building:	1	
Stories:	2	
Condition:	3 - GOOD	
Grade:	B - GOOD	
CDU:	GD - GOOD	
Exterior Wall:	FB - FRAME-CLAPBD	
Style:	CL - COLONIAL	
Year Built:	1960	
Effective Year:	1999	
Square Feet of Living Area:	2369	

7 Tudor Rd.

\$2,149,000

7 Tudor Rd, Needham, MA 02492

5

beds

4

baths

4,219

sqft

Est.: \$13,759/mo [Get pre-qualified](#)



- The house is 4,200 ft², making it too large for a typical 10,000 ft² lot; it instead requires an 11,000 ft² lot.
- There are many lots of this size in Needham. Therefore, larger new construction will hardly be banned.
- Once again, the finished & usable third floor and basement are present.

PARID: 1990170001100000

MUNICIPALITY: NEEDHAM

LUC: 101

7 TUDOR RD

PARCEL YEAR: 2024

Sales

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:	Cert Doc #
08-05-2002	16595-567	\$765,000			
17-10-1996	11556-538	\$447,000			
15-03-1996	11264-229	\$170,000			

Alternatives

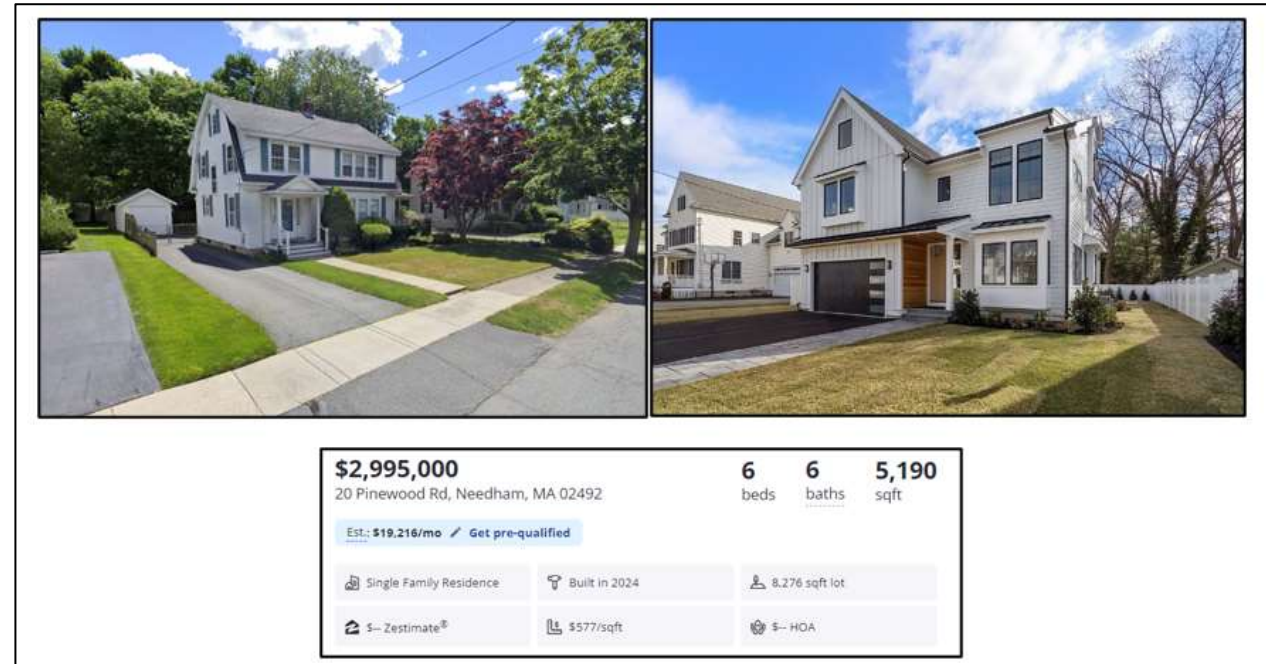
- **Lot coverage** – currently at 25-30%. It is possible to reduce this, however many new construction houses are not constrained by this limit even on smaller lots and therefore such a change may not have an impact. Moreover, this change could create issues with unattached structures or land uses, when really our objective is to manage the mass of new construction, not solar panels, greenhouses, sheds, unattached garages, and the like.
- **Setbacks** – There does not seem to be many complaints regarding setbacks, which were increased in 2017. Additional increases to setbacks could create problems with irregularly-shaped lots, or lots which have uneven terrain, wetlands, trees, etc.
- **Height** – Given that third floors are a way to increase the size of a house, height could help. Height limitations also help new houses, which are often larger, fit the “feel” of the neighborhood. However, the current restriction of 35’ would have to be lowered substantially.
- **Garage allotment** – Providing 600 ft² of garage space allowance all but guarantees new construction will have two-car garages. Reforming this so that this square footage counts towards total square footage in some manner could help. In such a case, the FAR limit may have to be adjusted.

- Makes residential zoning by-laws logically consistent with zoning for other parcels and other towns.
- This will not require an increase in town staff or work.
- Most original homes are well under 0.38 FAR, meaning they will have ample flexibility to renovate or do additions.
- Needham is on the cusp of approving zoning for 1,784 units of housing in October 2024. Between that, similar policies in other towns, renovations, and plus-sized lots, there will still be more than ample opportunity for the developer and real estate communities to thrive.
- Even if this is not the final destination of zoning, this change would serve as a de facto pause in oversized house construction, helping to ease the housing affordability crisis and providing relief to longtime residents who suffer the negative impacts of oversized construction.



Questions

- How can the Planning Board reconcile an objective of improving housing affordability in the town with the weekly replacement of the town's small and medium housing stock with \$3 million houses?
- In 2017, Town Meeting voted overwhelmingly to approve policy which they were told would result in smaller new construction. The opposite has happened. Why are we not fixing zoning policy to match the will of Town Meeting?
- I have heard many comments about needing to slow down, to consider unintended consequences, that we need more certainty to change by-laws. These are certainly worth considering. However, who is considering what are the implications of doing nothing?



Contact

Joe Matthews, TMM Precinct I

+1 339 225 1878

jsmatthews1988@gmail.com

Research

ONGOING RESEARCH ON SIMILAR BY-LAWS IN THE REGION

Wellesley

- In other towns in the area, there have been changes to zoning by-laws to reduce the size of new construction.
- In Wellesley, new construction of a certain size triggers the need for a public hearing and large house review.
- To determine this threshold, TLAG, or Total Living Area Plus Garage, is used. All area with interior roofline of 5 ft. or greater is counted.

- (ii) Floor area(s) of portions of attic(s) with an interior roofline height of 5 ft. or greater;

Figure 1. Attic TLAG Illustration – Gable Roof

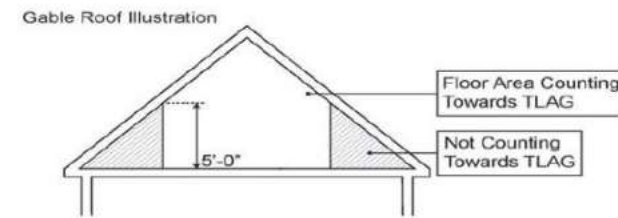


Figure 1: Gable Section

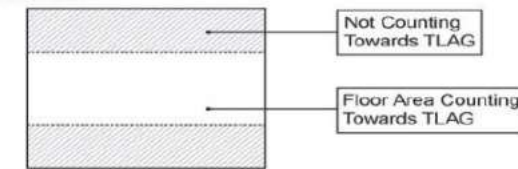


Figure 2: Gable Roof Attic Plan



Figure 3: Gable Isometric

Lexington

- Lexington has made multiple changes to its dimensional regulations designed to reduce the size of new construction. In a statement in the subsection of the zoning by-law, Lexington states the objective of its zoning by-law.
- **4.4 RESIDENTIAL GROSS FLOOR AREA.** *[Added 3-30-2016 ATM by Art. 41; and Amended 4-24-2023 ATM by Art. 40]*
- **4.4.1 Purpose.** Lexington seeks to have a socially and economically diverse community, both over the whole of the community and within its neighborhoods. In support of that fundamental social goal, a basic housing goal is to provide housing opportunities supportive of the population diversity we seek. **The Town encourages small- and medium-sized housing stock, in the interest of providing diverse housing sizes throughout the Town, § 4.4 limits the massing of buildings, which may impact owners of abutting properties, the streetscape, landscape, and the character of the neighborhood and Town.**

Lexington

- Definitions in Lexington zoning by-laws
- Five feet is a standard for floor area

2. GROSS FLOOR AREA The sum, in square feet, of the horizontal areas of a building (or several buildings on the same lot) measured from the exterior face of the exterior walls, or from the center line of a party wall separating two buildings, including garages, basements, porches, and half stories. **In half stories, all floor area where the headroom is greater than five feet,** measured from the top of the floor joists of the top story to the bottom of the roof rafters, is included in the measurement of gross floor area. Gross floor area does not include "crawl spaces," "attics," and "decks." Where the text of this bylaw refers to floor area, the term means gross floor area unless the term net floor area is used.

STORY, HALF A story under a sloping roof accessed by a stairway compliant with the building code. **The gross floor area with head room of five feet or more may not exceed 40% of the total floor area of the second story.** Dormers may be constructed on those exterior walls provided the length of the dormers as measured between the lowest bearing points of the dormers on the rafters of the sloping roof does not exceed 50% of the length of the sloping roof to which it is attached. *[Amended 3-27-2017 ATM by Art. 41]*

Brookline

- The approach in Brookline does not use ceiling height, but instead focusing on the intent of the space to be used for habitancy
 - Additionally, any unusual designs with two-story open spaces will count against floor area limits
-
- **GROSS FLOOR AREA** — The sum of the areas of all floors of all principal and accessory buildings whether or not habitable except as excluded. Gross floor area shall include enclosed porches and the horizontal area at each floor level devoted to stairwells and elevator shafts. **Gross floor area shall exclude (a) portions of cellars, basements, attics, penthouses and historically and architecturally significant accessory buildings that are not habitable**, provided however that space that has been decommissioned shall not be excluded from gross floor area; (b) except as required in § 5.06, paragraph 4, subparagraph b(3) relating to the parking in Coolidge Corner and as required in § 5.06, paragraph 4, subparagraph d(1)(c)(iv) relating to the parking in the GMR-2.0 District, any floor space in accessory buildings or in the main building intended and designed for parking of motor vehicles in order to meet the parking requirements of this By-law, provided, however, that for single and two-family dwellings the floor space thereby exempted from the calculation of gross floor area shall not exceed 360 square feet per required parking space; (c) elevator penthouses and mechanical equipment enclosures located above the roof, if not habitable; (d) necessary mechanical equipment space in the basement; (e) up to 150 square feet of area in an accessory structure such as a garden or equipment shed; and (f) Bicycle Parking Spaces shall not count toward Gross Floor Area. Measurements shall be from the exterior faces of the walls or from the centerlines of the walls for adjoining buildings. **For one-, two- and three-family buildings where the ceiling height measured from the finished floor to the ceiling exceeds 12 feet (including without limitation atriums, vaulted ceilings and cathedral ceilings), gross floor area shall be calculated by dividing by 12 the maximum ceiling height in such areas where the ceiling height exceeds 12 feet, and multiplying the result by the horizontal square footage in such areas where the ceiling height exceeds 12 feet.** Space that has been decommissioned shall be included in the gross floor area of a building.

Brookline

- Habitable space is further defined. The third floors and basements shown previously would clearly meet this threshold.

HABITABLE SPACE — Space in a structure for living, sleeping, eating, or cooking; otherwise used for human occupancy; or finished or built out and meeting the State Building Code requirements for height, light, ventilation and egress for human habitation or occupancy. Bathrooms, toilet compartments, closets, halls, storage or utility space and similar areas shall not be excluded because excluded from the definition of habitable space under the State Building Code.

Natick

- The definition below is for all zoning types, but clear intent for basement space when used for human occupancy. Natick also shows ways that the town has used definitions to separate unused or unfinished attic space from true 3rd stories.
- **Gross Floor Area:** The sum of the areas of all stories of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, **including any floor area below grade when usable for residential, office, business, storage, industrial, or other purposes**, but excluding any area used exclusively for heating, air conditioning or other mechanical equipment which services the building, and excluding floor area intended or designed for off-street parking.
- **Habitable Attic:** An attic which has a stairway as a means of access and egress and in which the ceiling area at a height of seven and one-third (7-113) feet above the attic floor is not more than one-third ($1/3$) the area of the floor next below.*
- **Habitable Room:** A room or enclosed floor space arranged for living, eating, and sleeping purposes (not including bathrooms, water closet compartments, laundries, pantries, foyers, hallways and other accessory floor spaces). *
- **Half Story:** An attic having available floor area enclosable within vertical walls four (4) feet in height not exceeding three-fourths ($3/4$) that of the story next below it. *

Natick

- Natick does not use FAR in residential areas. The more commonly-found regulations of setbacks, lot coverage, and height are used.

II-A. TYPES OF DISTRICTS

- For the purposes of this bylaw and such other bylaws as may apply, the Town of Natick is hereby divided into the following types of Use Districts (to be designated by the appropriate initials and numerals as appear after each type below):

Residential General	R G
Residential Multiple	R M
Residential Single	RS (A to E Inclusive)

III-A.2(a) RESIDENTIAL CLUSTER REGULATION SCHEDULE

ZONING DISTRICT:	Minimum Lot Area	Min. Contiguous Frontage	Minimum Lot Depth	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Maximum Lot Coverage	Max. Building Height	Minimum Open Space
Single Residence A (RSA)	15,000 sf	110 feet	125 feet	30 feet	12 feet	25 feet	25%	2.5 stories / 35 feet	None
RSA CLUSTER OPTION	Single-family homes (SFH), town houses (TH) and small single family cottages (SFC) may be constructed in Cluster Developments in the RS A District on contiguous parcels measuring at least two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS A Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility and off-street parking requirements of this by-law. In RS A clusters, two (2) single-family cottages (SFC) may be developed in the place of a single-family dwelling (SFD).								
RS A Cluster Dimensional Requirements:	33% of regular std. 5,000 sf	60% of regular std. 66 feet	60% of regular std. 75 feet	60% of regular std. 18 feet	60% of regular std. 7 feet	60% of regular std. 15 feet	120% of regular std. 30%	2.5 stories / 35 feet	None
Single Residence B (RSB)	40,000 sf	140 feet	150 feet	40 feet	20 feet	40 feet	20%	2.5 stories / 35 feet	None
RSB CLUSTER OPTION	Single-family homes (SFH), town houses (TH) and small single family cottages (SFC) may be constructed on Cluster Developments in the RS B District on contiguous parcels measuring at least two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS B Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility and off-street parking requirements of this by-law. In RS B clusters, three (3) single-family cottages (SFC) may be developed in the place of a single-family dwelling (SFD).								
RS B Cluster Dimensional Requirements:	30% of regular std. 12,000 sf	60% of regular std. 84 feet	60% of regular std. 90 feet	60% of regular std. 24 feet	60% of regular std. 12 feet	60% of regular std. 24 feet	125% of regular std. 25%	2.5 stories / 35 feet	None
Single Residence C (RSC)	20,000 sf	120 feet	125 feet	30 feet	12 feet	25 feet	20%	2.5 stories / 35 feet	None

Waltham

FLOOR AREA, GROSS — **The total area of all floors of a building**, excluding all parking areas and all parking structures and the traditional roof appurtenances such as mechanical or utility rooms providing services to the building itself, flagpoles, chimneys and similar structures, but including cellars, except that portion used for parking, basements, except that portion used for parking and mezzanines to the inside face of exterior walls thereof, and including partitions, stairwells, corridors and fully enclosed porches with permanent roofs.

HALF STORY — Any story which is under a pitched roof where the point of intersection of the tops of the rafters and the face of the wall is less than three feet above the floor level.

FLOOR AREA, HABITABLE — The gross floor area, exclusive of cellars, basements, mezzanines, stairwells and corridors.

FLOOR AREA, PUBLIC — That part of the gross floor area to which the public has access or wherein the public is served.

FLOOR AREA RATIO (FAR) — The ratio between the gross floor area, as defined by this chapter, of all buildings and structures on a particular lot or parcel and the total land area of that lot and/or parcel. Where a City boundary line divides a lot, the "FAR" shall be the ratio between that portion of the gross floor area which is located within the boundaries of the City of Waltham and that portion of the total land area which is located within the City of Waltham.

Waltham

- Waltham's definitions also point towards differentiating type of floor area, but gross floor area should use all floors.
- Waltham does not count parking spaces; this is a normal theme.
- Waltham does not appear to use FAR in their regular residential zoning, instead only for higher-density developments.

Z Attachment 5

City of Waltham

Sec. 4.11. Table of Dimensional Regulations (See Section 4.12 for footnotes)

[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450; 6-24-2013 by Ord. No. 31971; 12-10-2018 by Ord. No. 34279; 12-10-2018 by Ord. No. 34282]

District	Minimum Building Setback(s) (23)(24)(25)			Maximum Building Height (18) (21) (23) (24) (26) (feet)	Maximum Stories (23) (24) (26)	FAR by Right (17)	FAR by Special Permit (17)(22) (23)(24)	Maximum Lot Coverage (percent) (21) (23)(24)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
RA-1	40	20	40	35	2.5	—	—	20	—	20,000	—	100	—	—	—
RA-2	40	20	40	35(11)	2.5	—	—	20	—	15,000	—	80	—	—	—
RA-3	25	15	30	35(11)	2.5	—	—	25	—	9,600	—	70	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RA-4	25	15	30	35	2.5	—	—	25	—	7,000	—	60	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RB	15	10	30	40	3.0	—	—	30	—	—	—	60	—	—	—
Single-family										6,000	—		—	—	—
Two-family										6,000	—		—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RC	10	10(3)	20(4)	40	3.0	20	80	30	15	—	—	50	—	—	—
Single-family										6,000	—		—	—	—
Two-family										6,000	—		—	—	—
Multifamily										6,000	6		—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RD	75	45	60	50	4.0	20	80	30	15	5 acres	6	50	—	—	—
HR1															
Except assisted living	10	10	20	74	6	1.8	—	75	—	10,000	58	50	—	—	—
Assisted living	40	40	40	74	6	1.0	1.5	—	—	40,000	—	100	1,000	500	100
HR2															
Except as to multifamily and assisted living	10	10	20	74	6	1.0	1.25	75	—	10,000	40	50	—	—	—

Waltham

Sec. 4.11. Table of Dimensional Regulations
(See Section 4.12 for footnotes)

District	Minimum Building Setback(s) (23)(24)			Maximum Building Height (18) (21) (23) (24) (26) (feet)	Maximum Stories (23) (24)	FAR by Right (17)	FAR by Special Permit (17)(22) (23)(24)	Maximum Lot Coverage (percent) (2) (23)(24)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
Multifamily	10	10	20	74	6	0.01	1.25	75	—	10,000	3	50	—	—	—
Assisted living	40	40	40	74	6	0.5	1.25	—	—	40,000	—	100	1,000	50	100
HR1															
Single-family detached	25	15	30	35(11)	2.5	—	—	25	—	9,600	—	70	—	—	—
BA	10	0	15	36	3	50(16)	1.0	0	—	0	—	50	—	—	—
Res uses	10	10	20	36	3	20	80	30	15	6,000	6	50	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
BB	0	0	25	48	4	50(16)	2.5	0	—	0	—	50	—	—	—
Res uses	10	10	20	40	4	25	1.0	35	15	6,000	10	50	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
BC	0	0(13)	25	65	5	1.0	2.5	90	—	—	30	40	—	—	—
LC	150(5)	100(5)	100(5)	40	1.0	25	60	30	25(6)	5 acres	—	400	—	—	—
C	10(7)	15(7)	25(7)	80	8	4(16)	2.0	—	—	10,000	—	50	—	—	—
I	100(8)	15(8)	25(8)	80	8	4(16)	2.0	—	—	0	—	50	—	—	—
C/R	100	100	100	20	1	0.05	0.10	5	10	4 acres	0	100	—	—	—
Detached garage	As required by district	3	3	—(1)	1	—	—	0	—	0	—	50	—	—	—
Accessory building	As required by district	5	5	—(1)	1	—	—	0	—	0	—	0	—	—	—
Swimming pool (19)	As required by district	10	10	—	—	—	0	—	0	—	—	0	—	—	—

Wayland

- Wayland counts all areas except for unfinished spaces.
- The town is not necessarily the best comparison to Needham given larger lots and lower density. Still, the table below shows that setbacks, lot coverage, and height are the main tools of regulation.

FLOOR AREA, GROSS (GROSS FLOOR AREA) - The sum of all floor areas within the perimeter of the outside walls of the building under consideration, without deduction for bathrooms, toilet compartments, lavatories, hallways, stairs, closets, thickness of walls, columns or other features; **but excluding unfinished basements, cellars and attics, space used for mechanical systems, garages,** and areas open to below such as foyer spaces, balconies, and two-story atriums. [Amended 5-5-1999 STM by Art. 11; 4-7-2011 ATM by Art. 19]

FLOOR AREA RATIO - The gross floor area of all buildings and structures on a lot divided by the total lot area.

Wayland

Town of Wayland
Table of Dimensional Requirements
[Amended 5-27-1981 ATM by Art. 16; 5-4-1982 ATM by Art. 23;
5-2-1983 ATM by Art. 12; 5-2-1983 ATM by Art. 13; 5-14-1998 ATM by Art. 56;
5-5-1999 STM by Art. 10; 5-12-1999 ATM by Art. 37; 5-1-2002 ATM by Art. 31; 4-7-2011 ATM by Art. 19; 4-9-2012 ATM by Art. 10]

Districts	Use	Minimum Lot Area ¹ (sq. ft.)	Maximum Lot Coverage	Minimum Frontage (ft.)	Minimum Yard Setbacks ¹⁶				Maximum Height ¹⁷ The lesser of	
					Front		Rear	Side	Feet	Stories
					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)		
Single Residence		20,000 ¹⁸	20%	120	30 ²	55	30	15 ³	35	2 1/2
		30,000 ¹⁹	20%	150	30 ²	55	30	20 ⁴	35	2 1/2
		40,000 ¹⁹	20%	180	30 ²	55	30	25 ⁵	35	2 1/2
		60,000 ¹⁹	20%	210	30 ²	55	30	30 ⁶	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	"	20%	"	60	55	30	15 ³	35	2 1/2
	Permitted nonresidential uses	40,000	20%	200	60		30	30	35	2 1/2
Business A	Retail, offices, services, trades	"	75% (70% corner lot)	"	30 ²	55	15	15 ³	35	
	Automobile service garage	30,000	25%	125	40 ¹⁰		25 ^{8, 10}	25 ^{8, 10}	35	
	Automobile sales	2 acres	25%	200	40		25 ^{8, 10}	25 ^{8, 10}	35	
	Automobile service station	40,000	25%	200	40 ¹⁰		25 ^{8, 10}	25 ^{8, 10}	35	
Business B		None	25%	None	60 ¹¹		15 ¹¹	15 ¹¹	35	
Refuse Disposal		None	None	None	30 ⁷		30	75 ⁷	35	
Light Manufacturing	Listed permitted uses	None	75% (70% corner lot)	None	30 ⁷	55	15	15 ³	40	3
Limited Commercial	Automobile service	30,000	25%	125	40 ¹⁰		25 ^{8, 10}	25 ^{8, 10}	35	
	Automobile sales	2 acres	25%	200	40		25 ^{8, 10}	25 ^{8, 10}	35	
	Uses permitted in Single Residence Districts	"	20%	"	30 ²	55	30	15 ³	35	2 1/2
	Permitted nonresidential uses	None	20%	None	100		100	100	35	2 1/2
Aquifer Protection					Requirements of Article 16 apply					
Conservation Cluster Development					Requirements of Article 18 apply					
Floodplain, Federal Flood Plain Protection					Requirements of Article 17 apply					

From: [Caren Carpenter](#)
To: [Planning](#)
Subject: Caren and Stu Carpenter - 28 Douglas Road - Supporting the Citizens' Petition
Date: Monday, March 25, 2024 5:46:07 PM

Hello Planning Board,

We are writing in support of the citizen's petition which will reduce the size of new houses in Needham. We believe the current regulations do not provide enough protection for longtime residents and abutters. We personally have been impacted by oversized construction and uncooperative developers.

A small cape was sold to a developer 6 years ago and a 4500 sf home was built in its place. From the moment the tear down and new build began we had problems with the developer. For 8 months we had to fight for every single protection such as berm socks, hay bales, swales and safety fencing. He purposefully graded the lot so that we had water and mud in most of our backyard for 8 months. Caren kept calling the building department to beg for some protection, which as longtime Needham residents we should have had. Other developers we know we're shocked that this guy who knew about every single problem completely ignored us. His overflowing dumpsters blew trash everywhere in our neighborhood. One day Caren came home to his staff burning leftover toxic pretreated shingles in an aluminum can that was dented and burnt obviously from prior use. Caren had to leave our home (it was a spring day and all the windows were open.) Caren called the Fire Department. They came immediately and told them to put out the fire and to not do that again. The developer actually knocked on our door and chastised Caren for calling the fire department.

After 8 long months of disrespect, irresponsibility, ignorance and total lack of caring from the builder and many calls to the building inspector, Caren had a final call with the building inspector and said, "I don't know how this ends, do we have a meeting with you, the developer and us at the site, at your office or do I just see you all in court." The next day the builder started the process of putting in french drains on both sides of the house and in the back. He also put in a storm drain on the side that abuts our property. He graded the property so poorly that 6 years later water streams from their backyard down a slope and into our yard. We've had ongoing conversations with our neighbor and I hope we don't end up in court suing them or the builder. Their backyard in the back actually slopes up so when it rains, all the water streams down and instead of going in their drain it streams into our yard washing away thousands of dollars worth of mulch every spring and summer. Given the torrential storms we've been seeing over the last two years, this has become an even bigger issue. The developer (Tower Builders) did an incredibly sloppy job grading the property and he purposefully directed water into our yard during the entire build that it continues to this day. It's important to note that for the

30 years we lived next door to the smaller house we had NO water whatsoever, not one issue or problem, ever. The problems we experienced and what others have experienced are a direct result of big houses going up on smaller lots with no regard for the damage caused to abutters.

It's really sad that this continues to happen with absolutely no help from the town or its officials. It's really sad that longtime residents have to be concerned about serious water issues every time it rains because there aren't laws in place to protect us. It's really sad that longtime residents have to threaten to sue in order for someone to take action. It's really sad that this has been going on for over a decade and nothing has been done.

You should check out the Needham FB page and take a look at the many horror stories posted of new builds going up and water issues occurring where there were none prior. We're lucky in that we have resources to fight it out in a court of law if need be, which again is really sad because we love our neighbors and we love Needham. We've lived here, in the same house, for 37 years. Many residents do not have the resources and have to live with water in their basement or in their yards and gardens.

Two stories come to mind. 1) An elderly woman had a new build go up next door. She has an inground pool. The grading on the new build is such that water was directed into her yard and into the pool. She walks over to talk to the workers and says they need to do something. They laugh in her face. She says and I quote, "I'm calling the building department." They continue to laugh and say, and I quote, "Go ahead lady, they won't do anything." Her son calls the town and says take care of this or I will see you all in court. The builder took care of it. 2) A dear friend of mine lives on Mullen Street where a new build goes up behind her. The builder slopes 3 sides of the yard so water is directed down the slope and into her yard, washing away her mulch and her garden that she adores. The water also flows into the backyard of the house next door to her. The building inspector comes out to look at the problem and tells the builder that he should consider a retaining wall. Builder says no and the building inspector tells my friend, "sorry I can't force him to build a retaining wall." She's 80 years old and has to deal with this. Shame on this town for not doing something sooner and for not taking care of its long time residents.

I hope this citizens' petition gains strength and I hope the town finally does something to help residents who are dealing with these difficult decisions. People have been pleading for help for many years. This is not a new problem and it should be addressed, no matter how busy all the Boards are in town. Our community certainly deserves some relief from these new bigger houses going on smaller lots. Our calls and pleas are ignored. The laws are antiquated and they need to be

changed.

Thank you,

Caren and Stu Carpenter
28 Douglas Road
Needham, MA 02492

From: norply@cityofus.com
To: [Alexandra Cies](#); [Lee Newman](#); [Elisa Uchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, March 26, 2024 2:34:25 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Dan Katcher

Email Address:: dkatcher@yahoo.com

Address:: 25 Standish Rd

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 6177973494

Comments / Questions: Please consider the impact overly large houses are having on trees and the environment. These knock downs and build ups of houses that fill lots are a) taking down existing trees, and b) preventing new growth from coming in. Needham needs to consider these critical factors in future zoning.

Additional Information:

Form submitted on: 3/26/2024 2:34:20 PM

Submitted from IP Address: 207.172.68.3

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cityofus.com?url2a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d2298&c=E.1.7KfYnqWlql5VXH7uJldNXNnBIX_wZ5CylURXX_NgR0IQXqRfseNe2CqkKkTVZkyTcjEznEiEmO9KOYI5bOr5YLL2bHa55ButCYQkZ8KWgMU7jklSv7YFNKC_NHN1qJL&type=1

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, March 26, 2024 12:24:56 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Nick Tatar

Email Address:: nick.tatar2010@gmail.com

Address:: 14 Standish Road

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 6179992322

Comments / Questions: I am writing because I will not be able to make the next meeting (I have to take one of my kids to Fall River that evening for sports) so I wanted to write to express my support for updating the language on limiting the size and scope of new houses as outlined by Joe Matthews.

When we moved to Needham in 2004 one of the most attractive qualities about Needham was the ratio of house sizes to green spaces. Things are changing fast and not for the better in my opinion. In my neighborhood alone I can point to 6 houses built in the last 2 years that have completely clear cut the lot of all trees and built houses that are significantly bigger and built to the set back lines such that no mature native trees can be planted. In addition I have also seen a dramatic spike in my work as a contractor in Needham with basement flooding. It is my experience that these new houses are displacing water by building large basements, reducing the soil's ability to hold on to water by removing dirt from the property, removing mature trees such as oaks and maples that can soak up water, and by introducing sump pumps that pump water back into neighbors yards or into the sewer system.

The current development model is not sustainable in my opinion and the explosive growth in new construction house sizes is changing the character of the town. I sincerely hope the proposed changes will be accepted and that the Planning Board will take a long-term view about the character of Needham and consider the impact of these new larger homes on Needham's green spaces and the impact on current residents.

Respectfully submitted,

Nick Tatar
14 Standish Rd
Needham MA

Additional Information:

Form submitted on: 3/26/2024 12:24:52 PM

Submitted from IP Address: 108.20.208.79

Referrer Page: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.needhamma.gov%2f1114%2fPlanning-Board&c=E.1.yHq-C1wlMcFm9yV-21SFwg2_oZzmmK4uDgzbUMkibYNPm9TTYILLRlj4vVDu0egCfHMEGQoqoGiUmmgmRD4Cj6xpv1BdoOiEpcYlxt_xkjOcyryeU1sGTww4&typo=1

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E.1.beRPStkxZ9mlESyN3exKksehleoT6cwNi1XyfbvCjaL_F5vJ1PBMwPTS1jBaZyNPNEBfJ-P6WBkwh0UOBf6VcqXBMjfb0GERO6L2Rqjg..&typo=1

From: [Henry Ragin](#)
To: [Planning](#)
Subject: Zoning Proposal
Date: Sunday, March 31, 2024 11:17:02 AM

I am in full support of the Matthews proposal to revise the zoning code. It is a great step towards bringing some controls over the proliferation of oversized houses in our neighborhoods.

There is no reason to delay this with further studies. While we are studying, more of these houses are being built. Please support this proposal.

Thank you.

Henry Ragin
TMM Precinct J
hragin@hotmail.com
781-686-0927

Concern about Citizens Petition

I am not here to discuss a tree ordinance which I am in favor of. I also support not displacing water on abutters properties, which I believe there are ordinances already in place. Just because someone lives in a large house does not make them any less concerned about the environment and their homes meet stricter energy codes. I have built some large homes here in town and do understand the need for them, with a blended family, extended family staying longer, 4 or 5 children, a home office, play space for the kids, rooms large enough for a king or queen beds and just plain old storage space.

I cannot tell you whether sq footage is more valuable than location, or location more valuable than sq ft. But what I can tell you is nothing is affordable or will be affordable no matter what we do as the market dictates demand and Needham is in demand.

But I am not here tonight to speak in favor of large houses but against the citizens petition as presented.

(If everyone could raise their hands)

If you live on a lot larger than 12,000 sq ft? About 3,531 homes. This petition does not affect you. (lower your hand)

If your home is on less than 12,000 sq ft of land, and built after 2000? About 1,169 homes. This petition does not affect you. (LH)

If your home is on less than 15,000 sq ft of land but over 3000 sq ft of living space about 546 homes. This petition does not affect you. Also this is not including attics and basements. (you may not know leave your hand up)

5,246 homes are not affected by the petition. (You with your hand lowered are among them)

About 3,122 or a little over 1/3 of the town is affected by this major proposed change. These are the owners who have maintained their homes, been good neighbors an intrical part of our community and are the last ones we should want to impact, by lessening their property right options and possible their financial nest egg.

Im sure many of us use our attics and basements now for storage and they may be finished or not. This petition will or could affect your property if you are one of those 3,000 homes.

I drove around town and took pictures of many homes it will affect, some maybe yours, a friends or one you just admired all these years. Most have been here for years and are the character of Needham. but under the proposed citizens petition could not be built today. (I have a package you can view)

The petition is extreme, limiting and without community input and meetings and affects about 1/3 of Needham. It maybe you, your neighbor or a friend's home. It most definitely affects mine. I live in a nice small cape. If the petition is passed. I will not be able to expand my home, to make it more functional. We will be penalized not because we have a large home, which we don't, or plan a large addition which we don't, but because we have a small house and a small lot. Like many of you in this room and in town and may of already been impacted by the previous zoning setback change.

We should not be penalized because of this citizens petition. However, there is a need to discuss how we can make this work for all. A compromise. I suggest that in the petition the word basements be moved and included in the excluded section of the petition. I believe this would help with the massing (size of the house) as it has in Newton and Wellesley, which is also a concern to our town and why so many of you are here tonight.

This change would help those of us whose only fault is we have small homes on small lots and have chosen not to expand or sell to a builder for a tear down.

I hope the planning board, community and the proponents of the petition will support this amendment. If not, please vote no on the citizens petition at the town meeting.

Thank you.

Louis Wolfson

29 Cimino Road











From: [Ed Quinlan](#)
To: [Planning](#)
Subject: FAR regulations and Teardowns
Date: Tuesday, April 2, 2024 1:57:37 PM

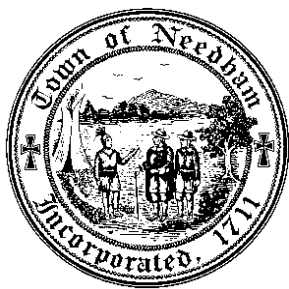
Planning Board Members,

I am a TMM from precinct C and would like to voice my concerns regarding the current FAR regulations and their impact on teardowns in Needham. It is very clear that the 2017 regulations have not deterred the continuation of small lot teardowns. It is distressing to see so many houses, often in good condition, torn down and replaced with large 5,000 -7,000 SF homes on small lots (8,000-11,000 SF lots). Not only does this remove affordable housing from Needham, it also detracts from the character of the small-home neighborhood. We all talk about the need for more affordable housing, yet each year 100 or more such homes are replaced with \$2.5 million homes that few people can afford. If people want to build 7,000 SF homes, that's fine. But do it on a lot that's appropriate for the size of the house.

I am STRONGLY in favor of the changes to the FAR regulations that have been proposed by Joe Matthews. I have taken the time to read and understand them. I think the change to what should be included in the FAR regarding useable floor area makes perfect sense. I'm sure some members of the planning board may feel this needs "more deliberative study" before we make such a change. There was plenty of deliberative study in 2017 and yet you see the result. This proposal makes sense and its time is NOW. If, down the road, some unanticipated issue arises that requires some further modification, then this can be discussed and voted on at that time. In the meantime, lets make this change now and preserve more affordable housing in Needham.

Thank You

Ed Quinlan TMM Precinct C
100 Gay St.
Needham, MA 02492
(m) 617-721-0504



PLANNING & COMMUNITY DEVELOPMENT
PLANNING DIVISION

LEGAL NOTICE
Planning Board
TOWN OF NEEDHAM
NOTICE OF HEARING

In accordance with the provisions of M.G.L., Chapter 40A, S. 11, and the Needham Zoning By-Laws, Section 7.4 and Section 4.2 of Major Project Site Plan Review, No. 2004-01, the Needham Planning Board will hold a public hearing on Tuesday, March 19, 2024, at 7:00 PM in the Public Services Administration Building, Charles River Room, 500 Dedham Ave, Needham, Massachusetts, as well as by Zoom Web ID Number 880 4672 5264 (further instructions for accessing by zoom are below), regarding the application of the Town of Needham for an Amendment to the Special Permit under Site Plan Review, Section 7.4 of the Needham Zoning By-Law.

The subject property is the location of the Needham High School at 609 Webster Street, Needham, Massachusetts, shown on Assessor's Map 226, Parcel 10 containing 14.15 acres in the Single Residence B District. The requested Major Project Site Plan Special Permit Amendment would, if granted, permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements.

In accordance with the Zoning By-Law, Section 7.4, a Major Project Site Plan Review Amendment is required. In accordance with Special Permit No. 2004-01, Section 4.2, further site plan approval is required.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 880 4672 5264

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 880 4672 5264

Or to Listen by Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: 880 4672 5264

Direct Link to meeting: <https://us02web.zoom.us/j/88046725264>

Copies of the plan are available upon request in the office of the Planning Board. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board. This legal notice is also posted on the Massachusetts Newspaper Publishers Association's (MNPA) website at (<http://masspublicnotices.org/>).

NEEDHAM PLANNING BOARD

Hometown Weekly, February 29, 2024 and March 7, 2024.

TOWN OF NEEDHAM
MASSACHUSETTS

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

2024 FEB 27 AM 11:17



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 609 Webster Street, Needham MA
Name of Applicant Town of Needham
Applicant's Address 1471 Highland Avenue, Needham MA
Phone Number (781) 455-7500

Applicant is: Owner _____ Tenant _____
Agent/Attorney X Purchaser _____

Property Owner's Name Town of Needham
Property Owner's Address 1471 Highland Avenue, Needham MA 02492
Telephone Number (781) 455-7500

Characteristics of Property: Lot Area 14.15 acres Present Use Educational
Map # 226 Parcel # 10 Zoning District Single Residence B

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

The Town of Needham seeks an amendment of the Major Project Site Plan Special Permit applicable to the Needham High School, 609 Webster Street, to allow for the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, and installation of stormwater management improvements and ADA accessible walkways.

Signature of Applicant (or representative) [Signature]
Address if not applicant Christopher Heep, 40 Grove Street-Suite 190, Wellesley MA 02482
Telephone # (617) 804-2422
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 2/27/24
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____

Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

February 26, 2024

BY EMAIL (lnewman@needhamma.gov)

Planning Board
Town of Needham
Public Services Administration Building
500 Dedham Avenue
Needham, MA 02492

**Re: Request to Amend Major Project Site Plan Special Permit No. 2004-01
High School Tennis Court Renovation**

Dear Planning Board Members:

I am pleased to submit this application for an amendment of Major Project Site Plan Special Permit No. 2004-01 on behalf of the Town of Needham (the “Applicant”) to authorize the comprehensive redesign and renovation of the Needham High School tennis courts. The new tennis courts and associated site improvements are shown on the plans submitted herewith, and includes a complete redesign, replacement, and expansion of the existing tennis courts.

The Major Project Site Plan Special Permit applicable to this property is dated April 6, 2004 (the “Decision”) and has previously been amended multiple times.¹ The Decision covers the High School property located at 609 Webster Street, which is located in the Single Residence B zoning district, is shown on Needham Town Assessors' Plan No. 226 as Parcel No. 10, and contains a total of 14.15 acres. The Decision and subsequent amendments allowed for renovations and improvements to the High School but did not authorize any particular work to expand the tennis courts (none was proposed at the time). Accordingly, this application now seeks an amendment of the Decision to authorize renovation of the four (4) existing on-site tennis courts and installation of four (4) additional tennis courts as shown on the site plans. This application does not propose any new buildings, does not involve any changes to the existing parking or vehicular circulation, and does not involve any structural changes to the High School building itself.

The Project

The proposed tennis courts redesign is shown on the plan set entitled “Town of Needham Needham High School Tennis Court Renovation Needham, Massachusetts 02492,” dated February 6, 2024 and prepared by Activitas of 70 Milton Street, Dedham, MA, that is submitted along with this application. The key features of the new tennis courts include the following:

¹ The Planning Board has issued Amendments to the Decision dated January 5, 2010, December 6, 2011, October 27, 2015, July 19, 2016, August 9, 2016, November 28, 2017 and August 7, 2018.

- The High School will be adding four new tennis courts bringing the total number of courts from four (4) to eight (8). The existing four tennis courts will also be renovated and upgraded to match the newly installed courts.
- The site will feature new concrete sidewalks and a set of granite stairs leading to the new court area that will provide pedestrian access from the parking lot to all eight courts. A centrally located patio will be installed between the original and new courts that will be covered by a raised shade.
- The courts will be secured by typical 4-foot and 12-foot chain link fences that enclose four sets of courts (two courts in each fenced in set) that provide entry through gates accessible from the new walkways.

Compliance with MPSP Review Criteria

The proposed renovation of the High School is consistent with all the approval criteria for a Major Project Site Plan Special Permit under Section 7.4.6 of the Zoning Bylaw. Each criterion is discussed below.

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sounds and sight buffers and preservation of views, light, and air.

The redesigned tennis courts will have no detrimental impacts on adjoining premises. The portion of the site is already in use as tennis courts, and the redesign of the site does not create any detrimental impacts on the surrounding area. The High School is not proposing any lighting associated with the tennis courts and the site will be improved with an underground drain line, area drains, and a new infiltration system within the parking lot area designed to keep water on the Property with no negative impact on neighboring lands. See Sheet L2.1 of the Plan Set and Stormwater Management and Erosion Control Report.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

Convenience and safety of vehicular and pedestrian movement within the site has been adequately provided for. The project does not alter the parking lot other than installing new granite curbing in the areas adjacent to where the walkways will be installed. The new sidewalks will improve pedestrian movement at the site and will provide safe and convenient access to all courts and court entrances.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The plans do not propose adding to or altering the High School parking lot in any way other than providing access to the site by way of the new sidewalks, and the temporary disturbance for the installation of the subsurface infiltration system.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

Disposal of refuse and other waste will be adequately provided for. The project is not a major generator of refuse and other wastes, and the volume of refuse generated is not anticipated to increase relative to the current use of the tennis courts. Disposal will be in accordance with applicable law and established practice for this site.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this By-Law.

The tennis courts are designed with careful consideration of existing structures and open space, and will fit within the general character of the High School property. In particular, the four (4) renovated courts will be in the same location on the High School property as the existing courts. The four (4) new courts will be located outside of the 25-foot side and rear setback required in the Single Residence B zoning district, thus there will be no encroachment or crowding of adjoining property owners' land. The land surrounding the tennis courts will be improved with new walkways, benches, and a patio to encourage use of the tennis courts and to provide convenient access and an enjoyable environment to the students and spectators.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets; and may require when acting as the Special Permit Granting Authority or recommend in the case of minor projects, when the Board of Appeals is acting as the Special Permit Granting authority, such appropriate conditions, limitation, and safeguards necessary to assure the project meets the criteria of a through f.

The project will have no adverse impacts on the Town's resources. The site is already in use as the High School's tennis courts, and the redesign and renovation of the space will not create any new impacts on the Town's water supply and distribution system, sewer, fire protection or streets. The Stormwater Management and Erosion Controls Report submitted with this application details the mitigation provided to address the construction of the new tennis courts.

Based on the foregoing, the proposed development complies with all standards and criteria set forth in the provisions of the Zoning By-Law, and the requested amendment is in harmony with the purposes and intent of the By-Law and will have minimal adverse impacts on the surrounding area. The Applicant respectfully requests that the Decision be amended to incorporate the plan set submitted herewith showing the renovated tennis courts and associated site improvements.

Application Materials

This application includes the following materials:

- a. Plans entitled “Town of Needham Needham High School Tennis Court Renovation Needham, Massachusetts 02492,” dated February 6, 2024 and prepared by Activitas of 70 Milton Street, Dedham, MA.

Title Sheet & Index
Sheet EX1.1 – Existing Conditions Plan
Sheet SP1.1 – Site Preparation Plan
Sheet SP1.2 – Site Preparation Detail Sheet
Sheet L1.1 – Layout and Materials Plan
Sheet L2.1 – Grading and Utility Plan
Sheet L3.1 – Detail Sheet I
Sheet L3.2 – Detail Sheet II
Sheet L3.3 – Detail Sheet III

- b. Stormwater Management and Erosion Control Report dated February 6, 2024 prepared by Activitas.

Pursuant to Section 7.4.4, the Applicant requests that the Planning Board waive the submission of any of the required information that is not submitted herewith. The Applicant also requests a waiver of the Planning Board’s application fee on the ground that this is a Town project.

In addition, pursuant to Section 7.4.4 the Applicant hereby certifies that the project can be constructed, and the proposed use commenced without need for the issuance of any variance or other zoning relief from any provision of the By-Law by the Zoning Board of Appeals.

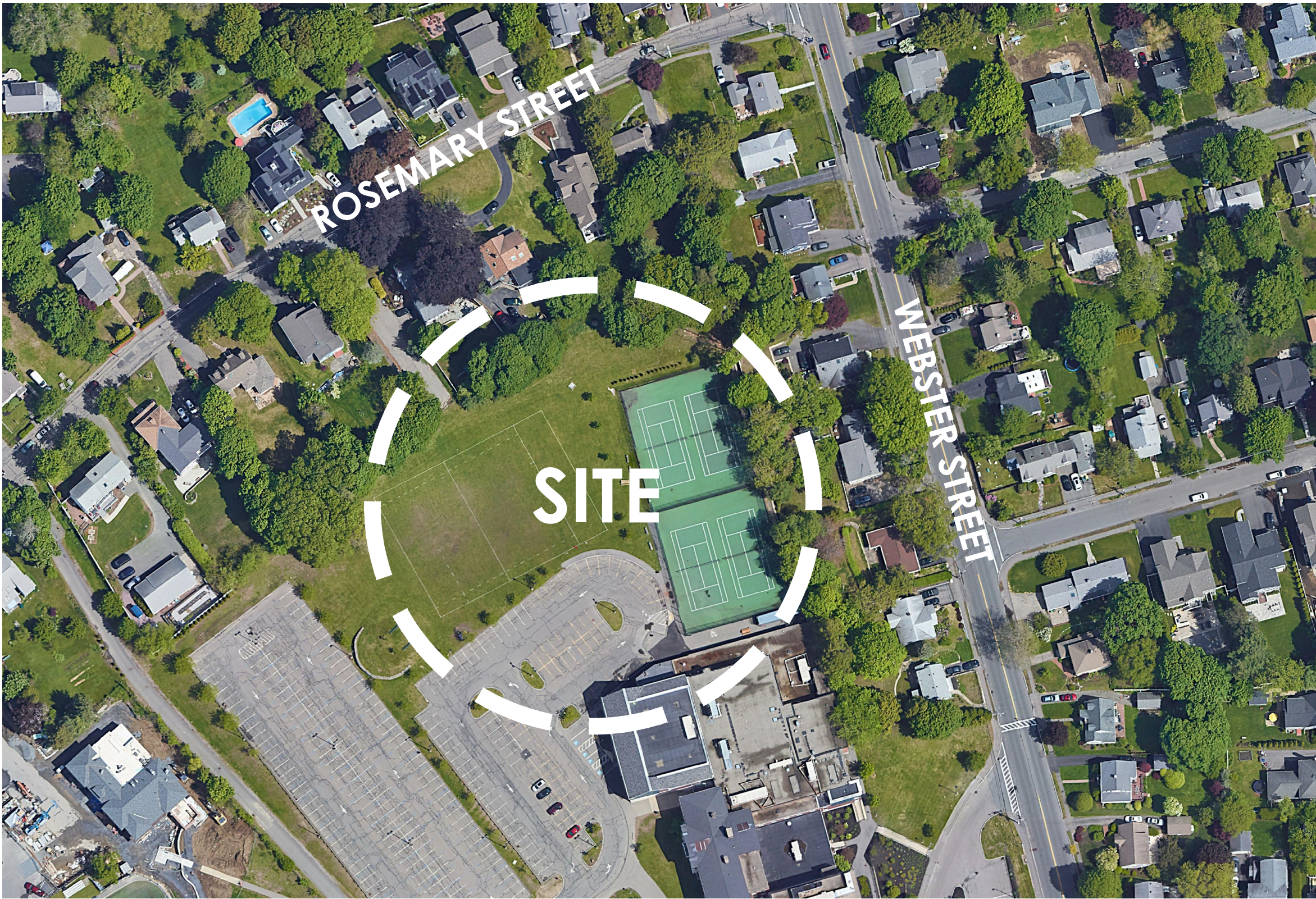
Thank you very much for your consideration of this application, and please let me know if I can provide any additional information prior to the Board's meeting on this request for an amendment of Major Project Site Plan Special Permit No. 2004-01.

Sincerely,



Christopher H. Heep

cc: K. Fitzpatrick
D. Gutekanst
T. Ryder
A. Rrapi



LOCUS MAP

N.T.S. 

LIST OF DRAWINGS

EX1.1	EXISTING CONDITIONS PLAN (BY TOWN OF NEEDHAM)
SP1.1	SITE PREPARATION PLAN
SP1.2	SITE PREPARATION DETAIL SHEET
L1.1	LAYOUT AND MATERIALS PLAN
L2.1	GRADING AND UTILITY PLAN
L3.1	DETAIL SHEET I
L3.2	DETAIL SHEET II
L3.3	DETAIL SHEET III

MAJOR PROJECT SITE PLAN APPROVAL | FEBRUARY 6, 2024

TOWN OF NEEDHAM

NEEDHAM HIGH SCHOOL

TENNIS COURT RENOVATION

NEEDHAM, MASSACHUSETTS 02492

LOT AREA: 14.55 ACRES | MAP# 226 | PARCEL# 199 | ZONING DISTRICT: SINGLE RESIDENCE B

OWNER

Town of Needham
1471 Highland Avenue
Needham, MA 02492
(781) 455-7940

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas
70 Milton Street
Dedham, MA 02026
(781) 326-2600

TOWN OF NEEDHAM
NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

MAJOR PROJECT SITE PLAN APPROVAL | FEBRUARY 6, 2024

REVISIONS:			PROJECT NO. 23016.00
NO.	DATE	SHEETS REVISED	NOTES

© 2024 ACTIVITAS, INC.

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY THE TOWN OF NEEDHAM, AND DATED DECEMBER 29, 2023.

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

TOWN OF NEEDHAM

NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"
PROJECT NO.: 23016.00
FILE: 23016.00-EX1.1-EX_CONDITIONS_PLAN.dwg
DRAWN: BJM
CHECKED: JC

SEAL:

SHEET TITLE:

EXISTING
CONDITIONS PLAN

SHEET NO:

EX1.1

SITE PREPARATION LEGEND

APPROXIMATE PROPERTY LINE	
APPROXIMATE 25' REAR/SIDE SETBACK	
APPROXIMATE LIMIT OF WORK	
CONSTRUCTION FENCE	
STRAW WATTLE	
REMOVE AND DISPOSE OF FENCE/WALL	
CLEAN SAWCUT	
EXISTING GAS LINE	
REMOVE AND DISPOSE OF EXISTING TREE/SHRUB	
REMOVE AND RELOCATE EXISTING TREE/SHRUB	
TREE PROTECTION	
SILT SACK	
STRIP AND STOCKPILE TOPSOIL	
PULVERIZE IN PLACE EXISTING ASPHALT	

SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY THE TOWN OF NEEDHAM, AND DATED DECEMBER 29, 2023.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS, SPECIFICATIONS, AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PER THE PLANS AND SPECIFICATIONS. CONTRACTOR MUST TAKE APPROPRIATE MEASURES TO MAINTAIN A SECURE SITE THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AROUND THE OUTSIDE PERIMETER (LIMIT OF WORK) PRIOR TO COMMENCING DEMOLITION AND EARTHWORK OPERATIONS.
- CONTRACTOR SHALL CONFIRM BENCHMARKS AND NORTHINGS AND EASTINGS IN FIELD PRIOR TO DEMOLITION.
- EXISTING DRAINAGE SYSTEM BASINS SHALL REMAIN OPERATIONAL AS LONG AS POSSIBLE. UPON REMOVAL OF EXISTING BASINS, CONTRACTOR SHALL PROVIDE TEMPORARY INFILTRATION AREAS TO INFILTRATE CONSTRUCTION RUNOFF. CONTRACTOR SHALL FOCUS ON GETTING PROPOSED DRAINAGE SYSTEMS OPERATIONAL AS SOON AS POSSIBLE. CONTRACTOR SHALL ENSURE ALL STORMWATER FLOWING TO NEW BASINS IS TREATED STORMWATER THAT WILL NOT NEGATIVELY AFFECT THE FINAL SYSTEMS.

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

PROTECT EXISTING WALL AND PERIMETER FENCE TO REMAIN

APPROXIMATE LIMIT OF WORK

APPROXIMATE 25' REAR/SIDE SETBACK

CUT/CAP AND ABANDON EXISTING WATER LINE, REFER TO L2.1 FOR NEW WATER LINE.

PULVERIZE EXISTING BITUMINOUS CONCRETE TENNIS COURTS

SAWCUT AND REMOVE PAVEMENT FOR PROPOSED WATER LINE, REFER TO L2.1

REMOVE AND DISPOSE OF EXISTING 12' HIGH CHAIN LINK FENCE, TYPICAL

CONTRACTOR SHALL ALLOW ACCESS TO SCHOOL BETWEEN CONSTRUCTION FENCE AND SCHOOL BUILDING DURING CONSTRUCTION, TYPICAL

2 SP1.2 TEMPORARY CONSTRUCTION FENCE, TYPICAL

3 SP1.2 SILT SACK, TYPICAL

REMOVE AND RESET CURB AS NECESSARY

PROTECT EXISTING GRANITE CURB TO REMAIN, TYPICAL

CUT/CAP 12" RCP

CLEAN SAWCUT AND REMOVE PAVEMENT FOR PROPOSED INFILTRATION AREA. CONTRACTOR SHALL REVIEW AREA FOR UNDERGROUND ELECTRICAL CONDUITS FOR EXISTING LIGHT POLES PRIOR TO EXCAVATION

PROTECT EXISTING GAS LINE TO REMAIN, TYPICAL

STRIP AND STOCKPILE EXISTING TOPSOIL FOR REUSE ONSITE, REFER TO SPECIFICATIONS

6 SP1.2 CONSTRUCTION ENTRANCE

REMOVE AND DISPOSE OF EXISTING ASPHALT CURB

PROTECT EXISTING LIGHT POLE TO REMAIN, TYPICAL

7 SP1.2 PROTECT EXISTING TREES TO REMAIN, TYPICAL

PROTECT EXISTING GATE TO REMAIN

1 SP1.2 EROSION CONTROL STRAW WATTLE, TYPICAL

ACTIVITAS

landscape architecture | civil engineering

70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

TOWN OF NEEDHAM

NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

SCALE:

1"=20'-0"

PROJECT NO.:

23016.00

FILE:

23016.00-SP1.1-SP_PLAN.dwg

DRAWN:

BJM

CHECKED:

JC

SEAL:



M. Buczynski
2/6/23

SHEET TITLE:

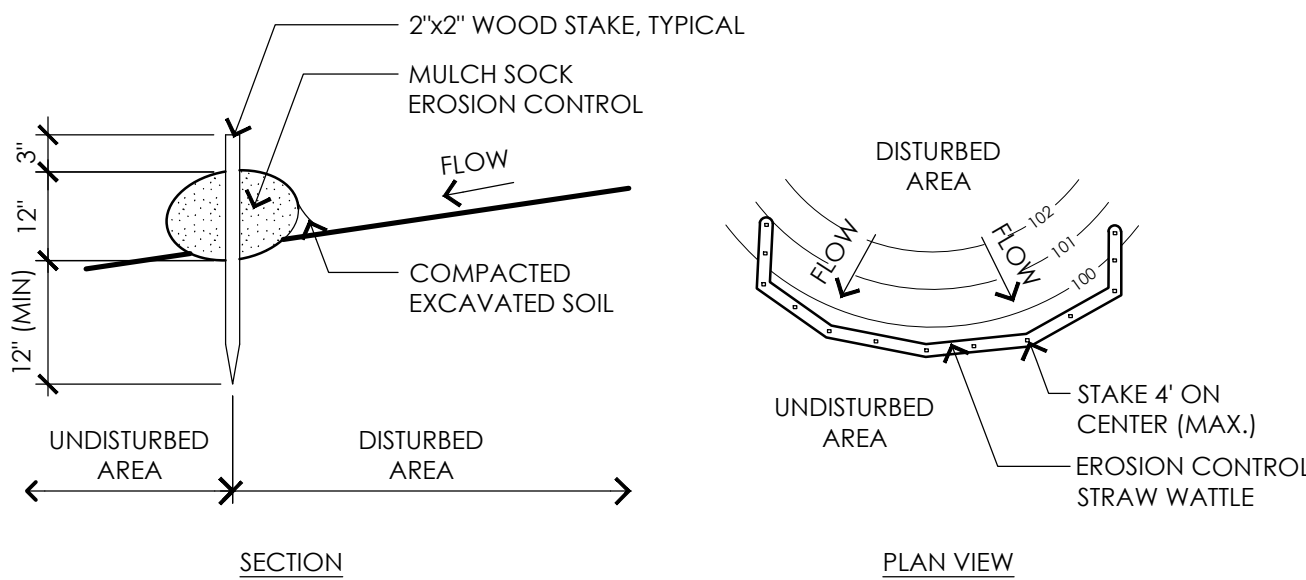
SITE PREPARATION
PLAN

SHEET NO.:

SP1.1

NOTES:

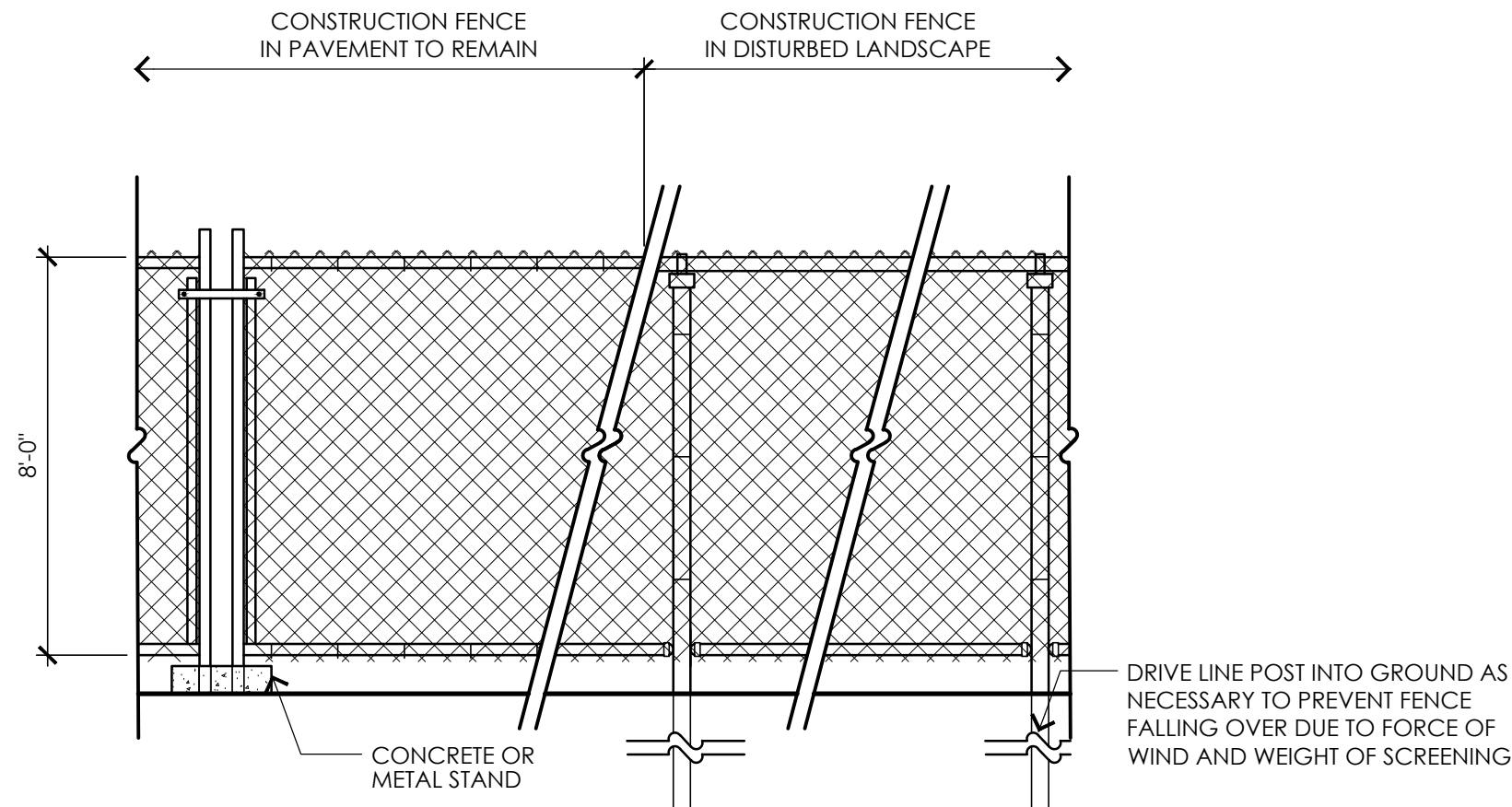
- PLACE EROSION CONTROL MULCH SOCK ON LEVEL GRADE. EXTEND BOTH ENDS OF THE TUBE AT LEAST 8'-0" UPSLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
- REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE THIRD THE HEIGHT OF THE EXPOSED EROSION CONTROL MULCH SOCK.
- EROSION CONTROL STRAW WATTLE SHALL REMAIN IN WORKING ORDER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS NEEDED TO PREVENT SILT FROM LEAVING THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONTROLS SHALL BE SET 5' FROM BOTTOM TOE OF SLOPE



1 EROSION CONTROL STRAW WATTLE
NOT TO SCALE

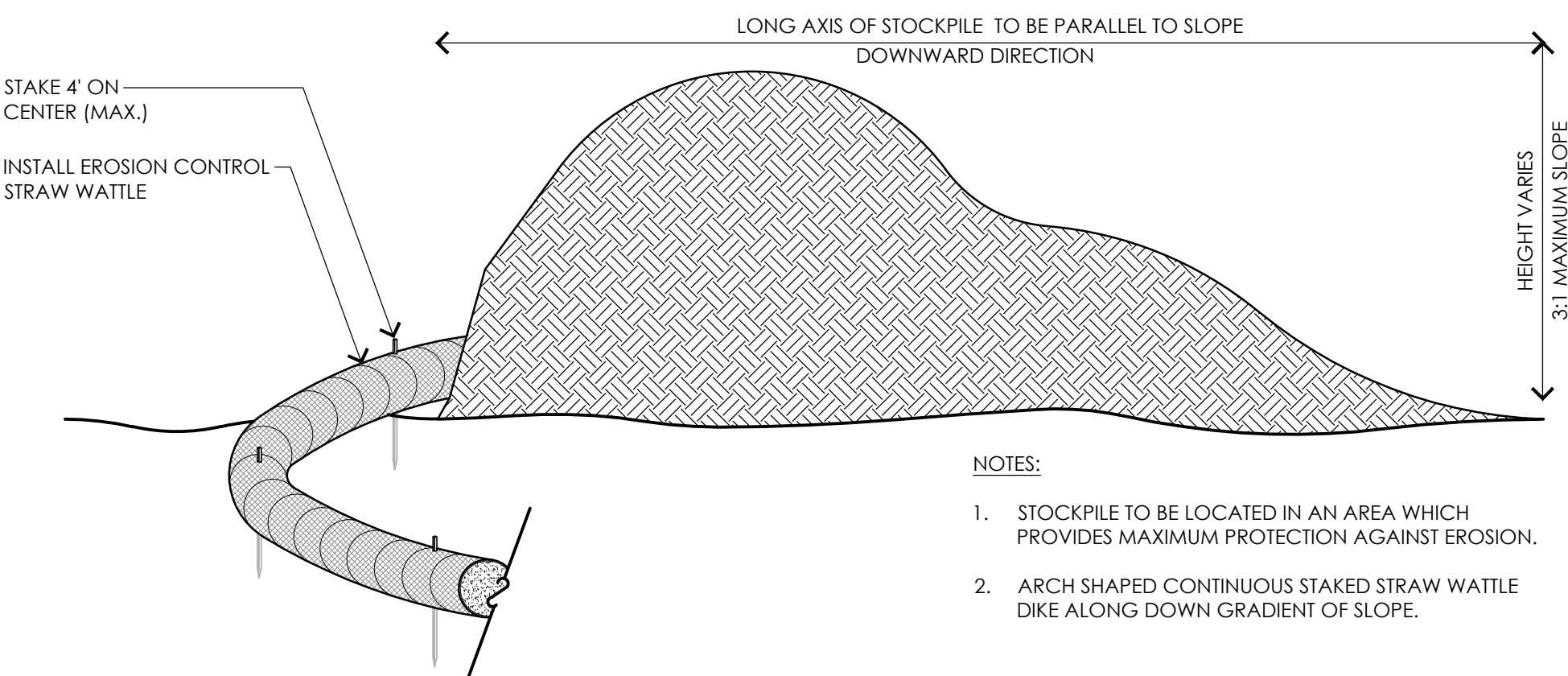
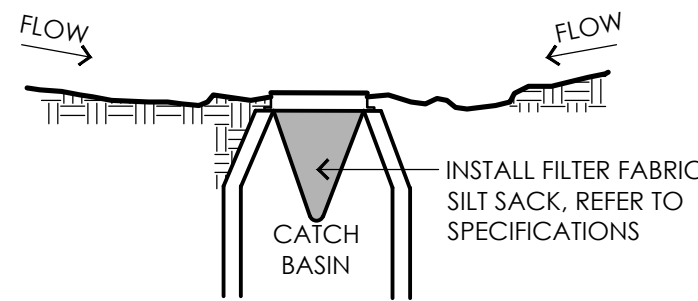
NOTES:

- TEMPORARY CONSTRUCTION FENCE SHALL BE PROVIDED AT PROJECT LIMITS AS SHOWN AND SPECIFIED.



2 TEMPORARY CONSTRUCTION FENCE
NOT TO SCALE

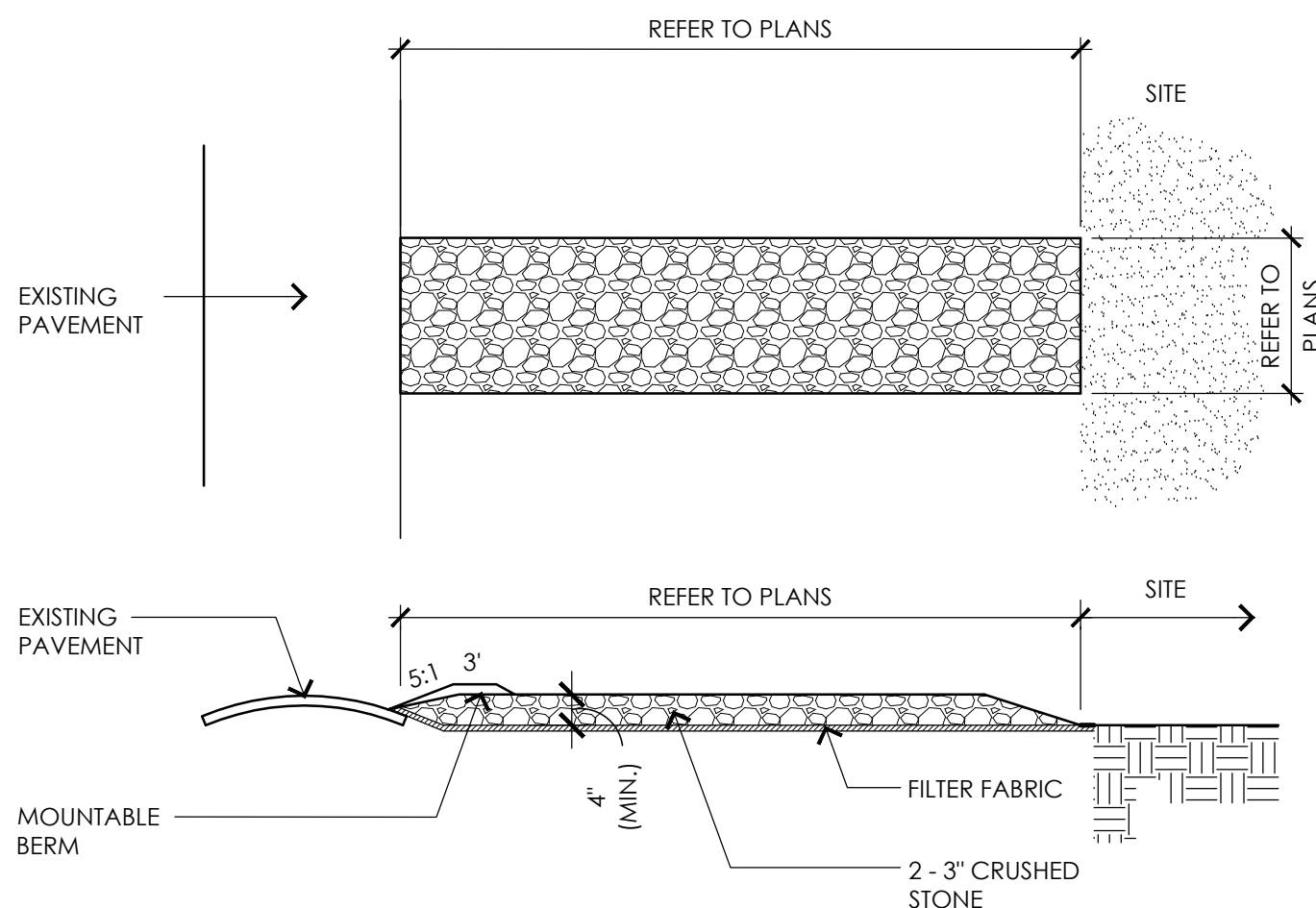
3 SILT SACK
NOT TO SCALE



NOTES:

- STOCKPILE TO BE LOCATED IN AN AREA WHICH PROVIDES MAXIMUM PROTECTION AGAINST EROSION.
- ARCH SHAPED CONTINUOUS STAKED STRAW WATTLE DIKE ALONG DOWN GRADIENT OF SLOPE.

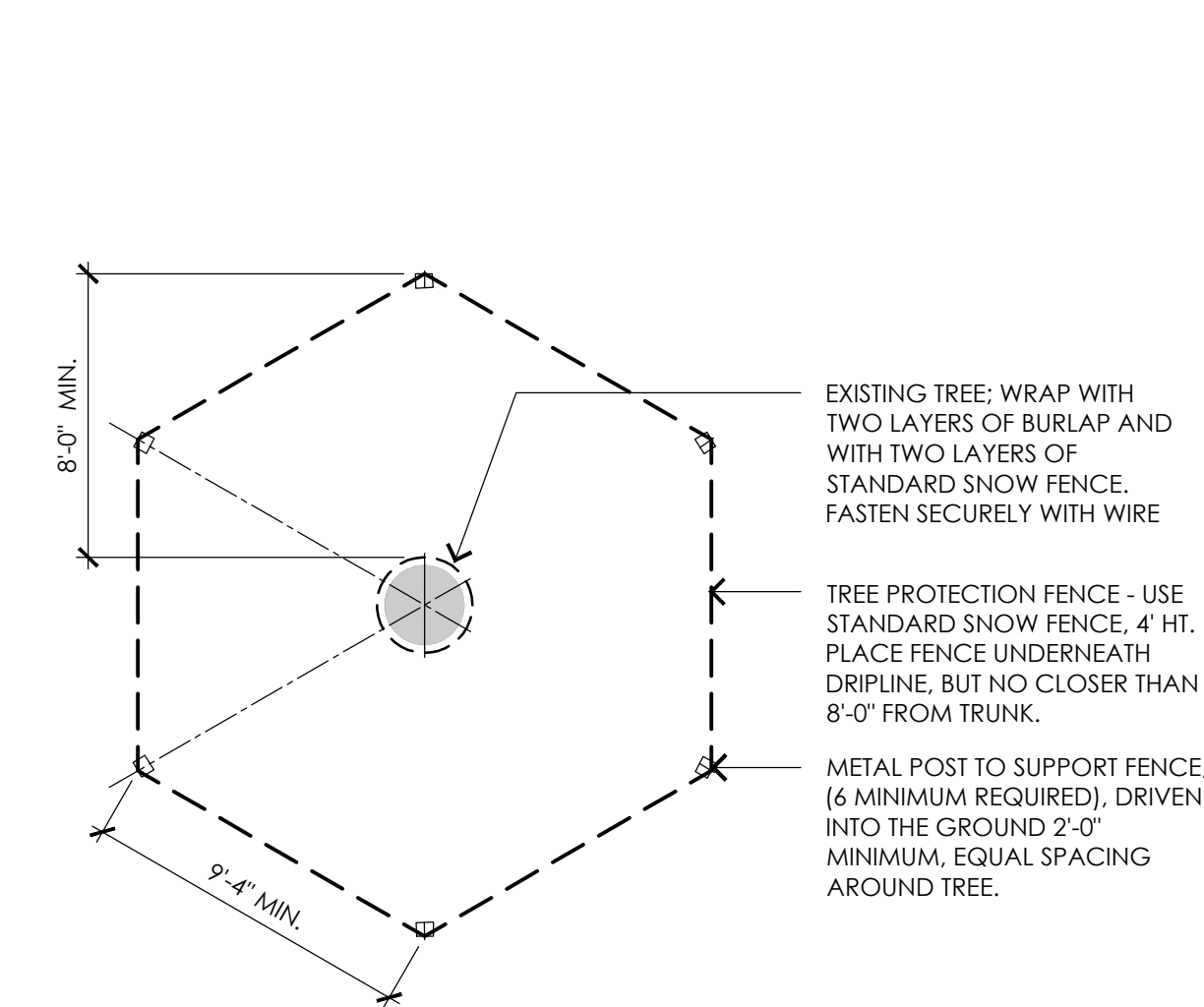
4 TEMPORARY MATERIAL STOCKPILE
NOT TO SCALE



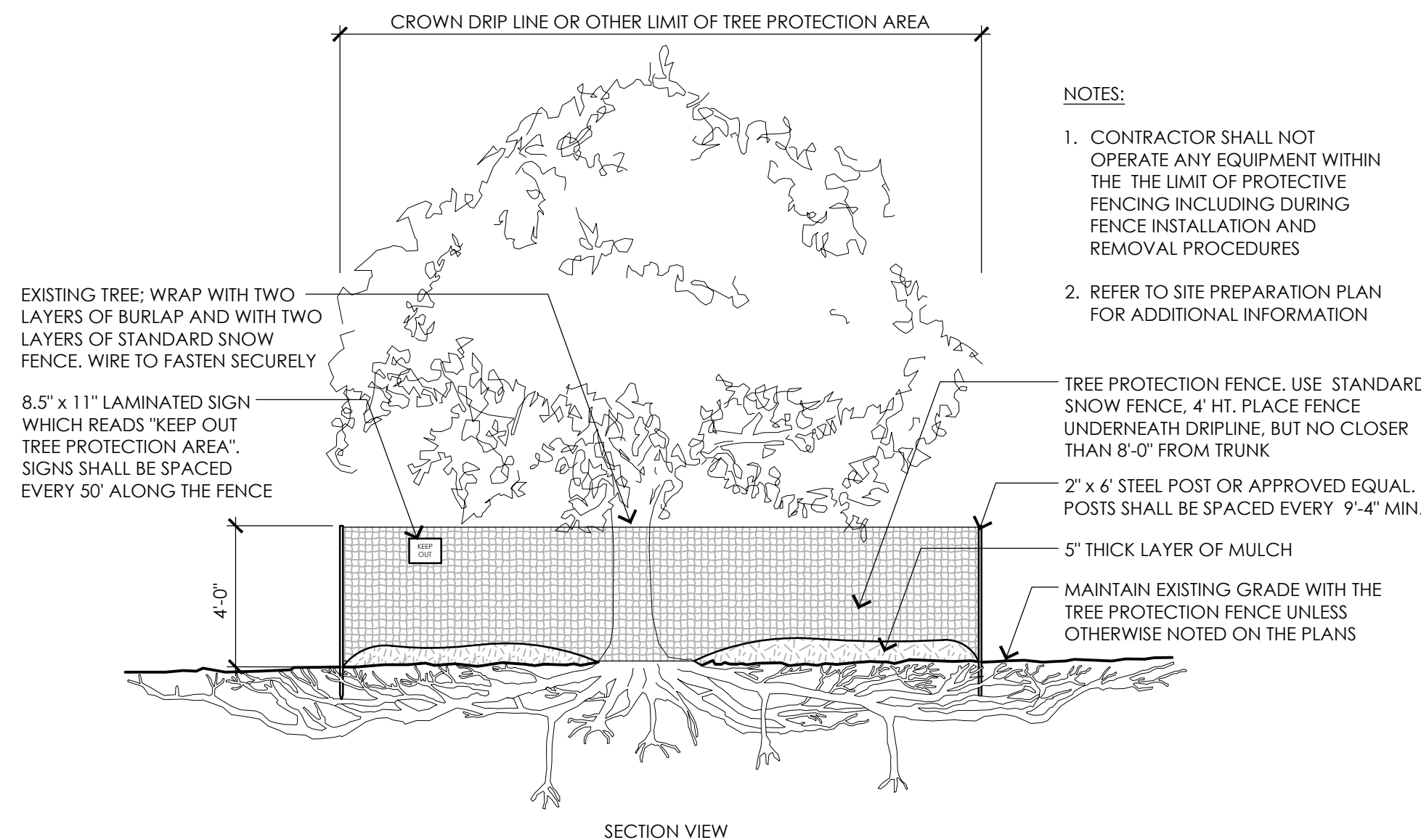
NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE STREET. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY. MOUNTABLE BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.
- CONTRACTOR SHALL WASH WHEELS OF VEHICLES AT CONSTRUCTION ENTRANCE PRIOR TO VEHICLES EXITING SITE TO PREVENT SOIL MATERIAL FROM BEING TRACKED FROM THE SITE.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED BY CONTRACTOR.

5 CONSTRUCTION ENTRANCE
NOT TO SCALE



6 EXISTING TREE PROTECTION
NOT TO SCALE



NOTES:

- CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT WITHIN THE LIMIT OF PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL PROCEDURES
- REFER TO SITE PREPARATION PLAN FOR ADDITIONAL INFORMATION

CONSULTANTS

TOWN OF NEEDHAM
NEEDHAM, MA
NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	AS NOTED
PROJECT NO.:	23016.00
FILE:	23016.00-SP1.2-SP_DET_1.dwg
DRAWN:	BJM
CHECKED:	JC

SEAL:

Megan E. Buczynski
2/6/23

SHEET TITLE:
SITE PREPARATION
DETAIL SHEET

SHEET NO:
SP1.2

© 2024 ACTIVITAS, INC.

LAYOUT AND MATERIALS LEGEND

APPROXIMATE PROPERTY LINE	
APPROXIMATE 25' REAR/SIDE SETBACK	
APPROXIMATE LIMIT OF WORK	
CHAIN LINK FENCE	
CHANNEL DRAIN	
BITUMINOUS CONCRETE PAVEMENT	
CEMENT CONCRETE PAVEMENT	
UNIT PAVERS	
4" CHAIN LINK FENCE DIMENSION	
12' CHAIN LINK FENCE DIMENSION	
CHANNEL DRAIN	
VERTICAL GRANITE CURB	

LAYOUT AND MATERIALS NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY THE TOWN OF NEEDHAM, AND DATED DECEMBER 29, 2023.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK ALL LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

TOWN OF NEEDHAM

NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"
PROJECT NO.: 23016.00
FILE: 23016.00-11.1-LM_PLAN.dwg
DRAWN: BJM
CHECKED: JC

SEAL:

2/6/2024

SHEET TITLE:
LAYOUT AND MATERIALS PLAN

SHEET NO:
L1.1

© 2024 ACTIVITAS, INC.

GRADING AND UTILITY LEGEND

APPROXIMATE PROPERTY LINE	---
APPROXIMATE 25' REAR/SIDE SETBACK	- - - - -
APPROXIMATE LIMIT OF WORK	- - - - -
EXISTING 1' CONTOUR	---279---
PROPOSED 1' CONTOUR	XXX
EXISTING SPOT GRADE	278.6
PROPOSED SPOT GRADE	+ 217.93
PROPOSED SLOPE DIRECTION	X.X% →
HDPE SOLID DRAIN LINE	=====
WATER LINE	---
DRAIN MANHOLE	⊙
AREA DRAIN	AD □

GRADING AND UTILITY NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY THE TOWN OF NEEDHAM AND DATED DECEMBER 29, 2023.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: TRAFFIC SIGN POLES, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
- PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

CONSULTANTS

TOWN OF NEEDHAM

NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	1"=20'-0"
PROJECT NO.:	23016.00
FILE:	23016.00-L2.1-G_PLAN.dwg
DRAWN:	BJM
CHECKED:	JC

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
No. 47392
REGISTERED PROFESSIONAL ENGINEER

M. Buczynski
2/6/23

SHEET TITLE:

GRADING AND
UTILITY PLAN

SHEET NO:

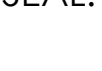
L2.1



TOWN OF NEEDHAM
NEEDHAM, MA
NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

[illegible]

SEAL:



2/6/2024

SHEET NO:

CONSULTANTS

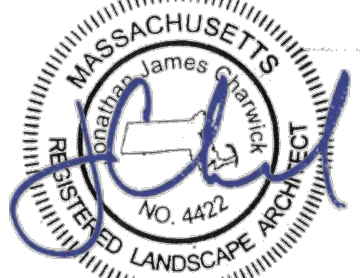
TOWN OF NEEDHAM
NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

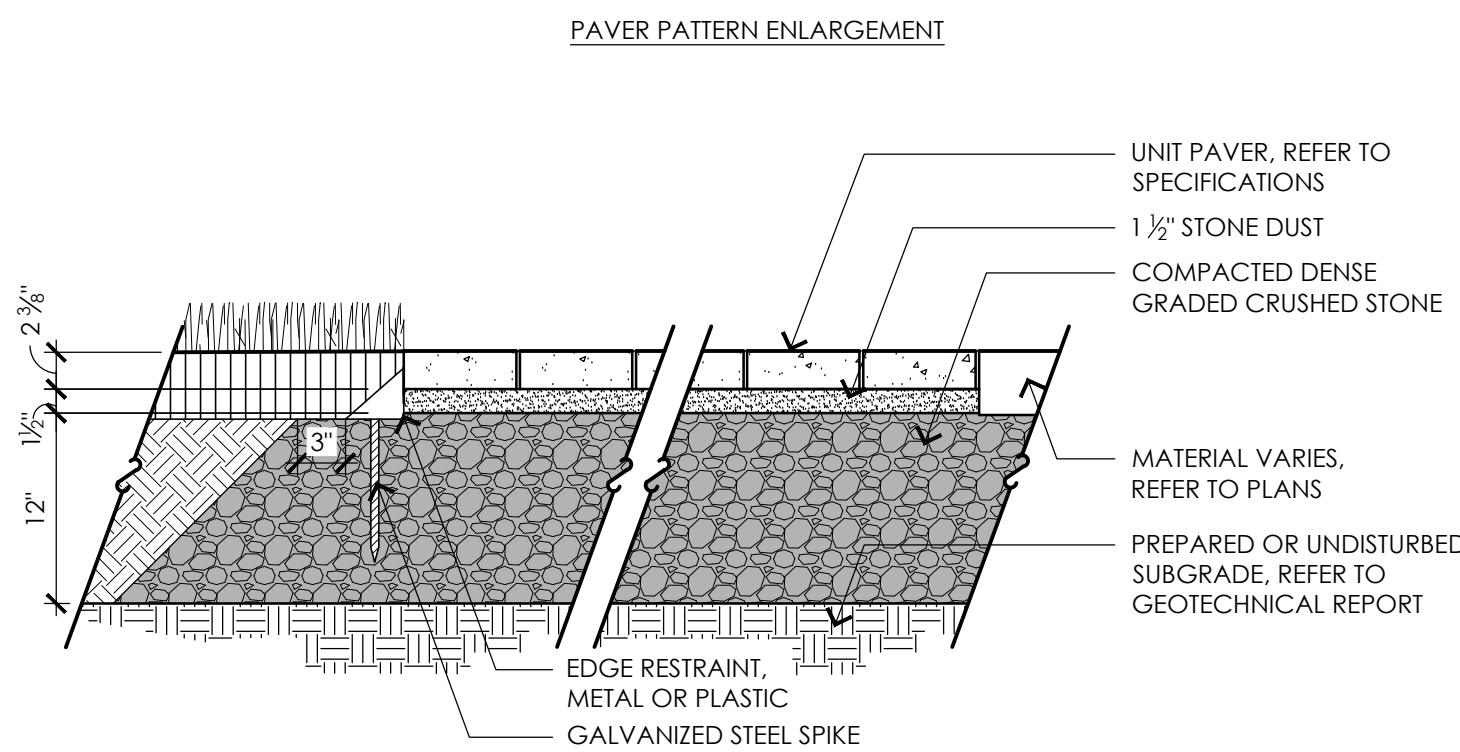
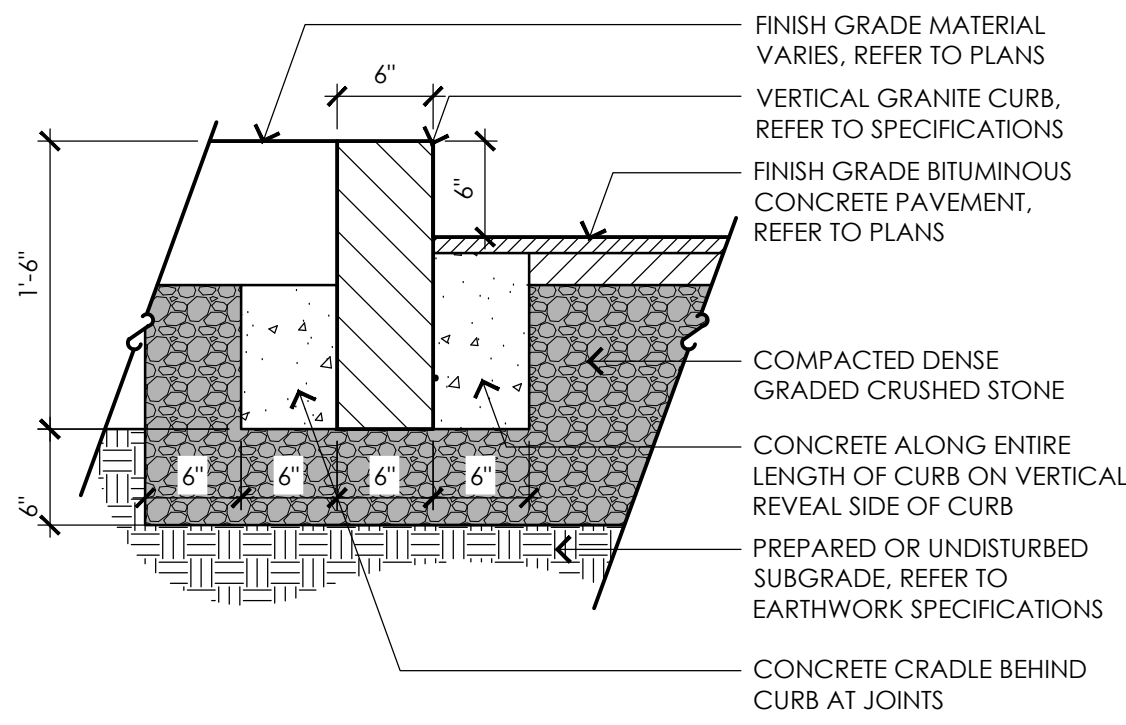
REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: AS NOTED
PROJECT NO.: 23016.00
FILE: 23016.00-L4.1-DET_1.dwg
DRAWN: BJM
CHECKED: JC

SEAL:

2/6/2024

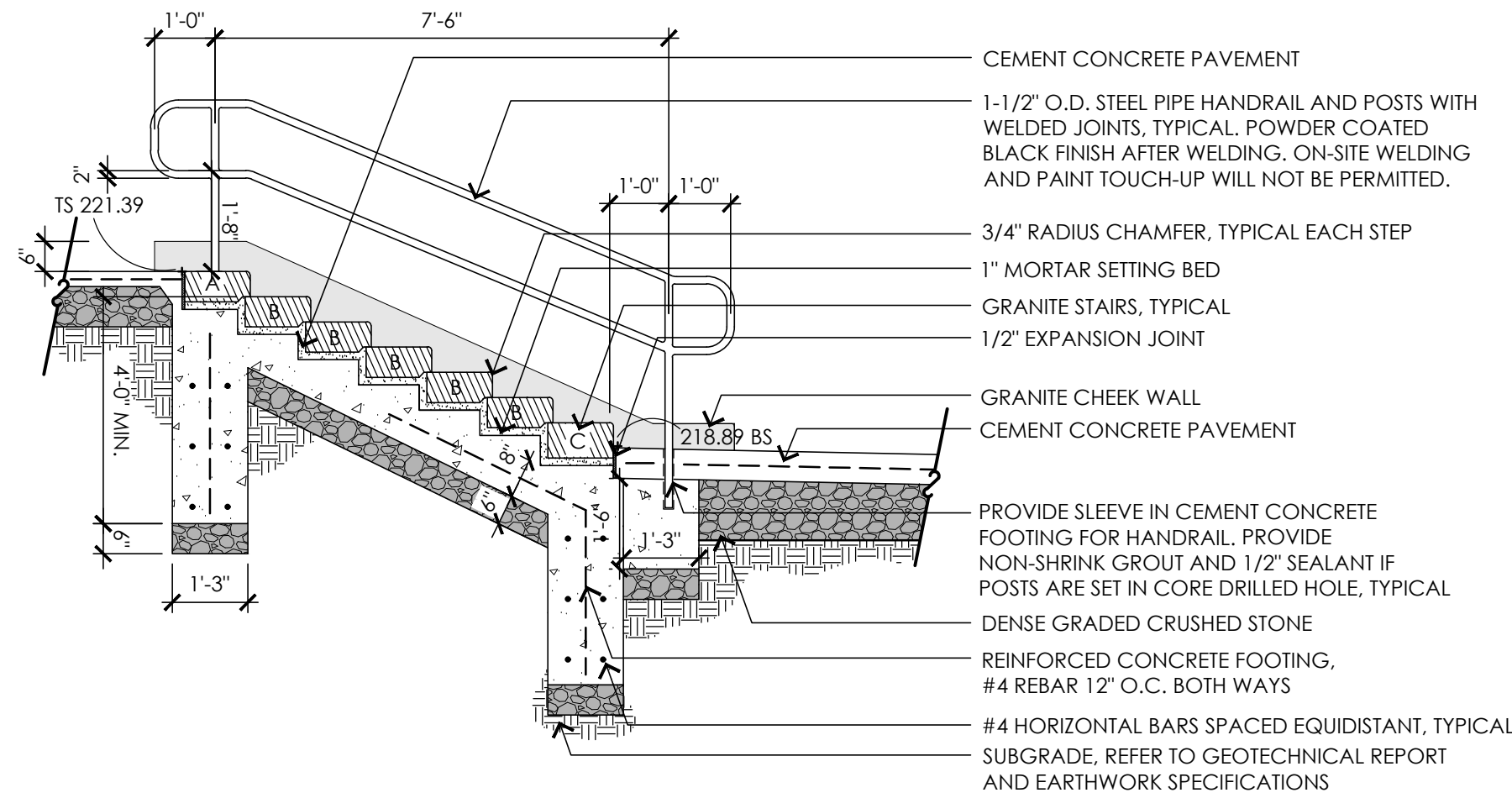
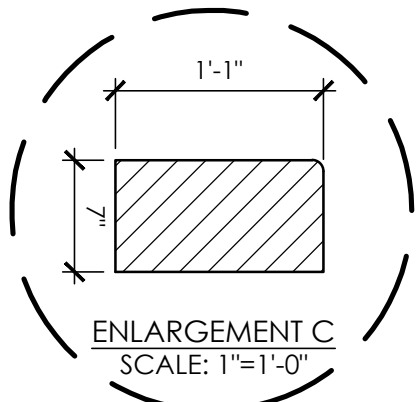
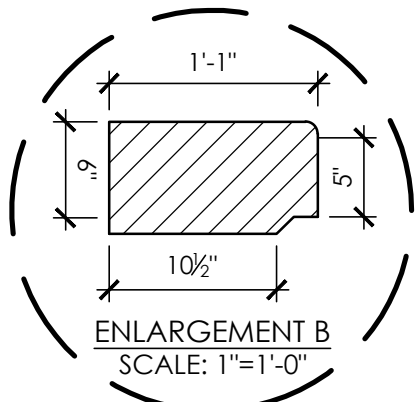
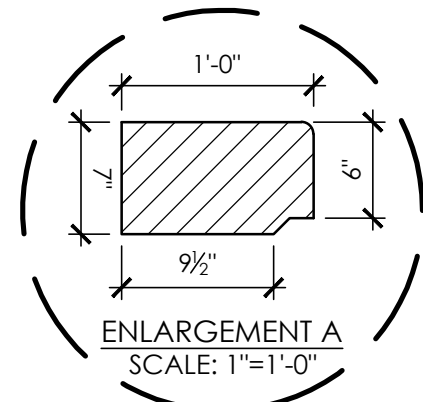
SHEET TITLE:
DETAIL SHEET II

SHEET NO:
L3.2



1 VERTICAL GRANITE CURB
NOT TO SCALE

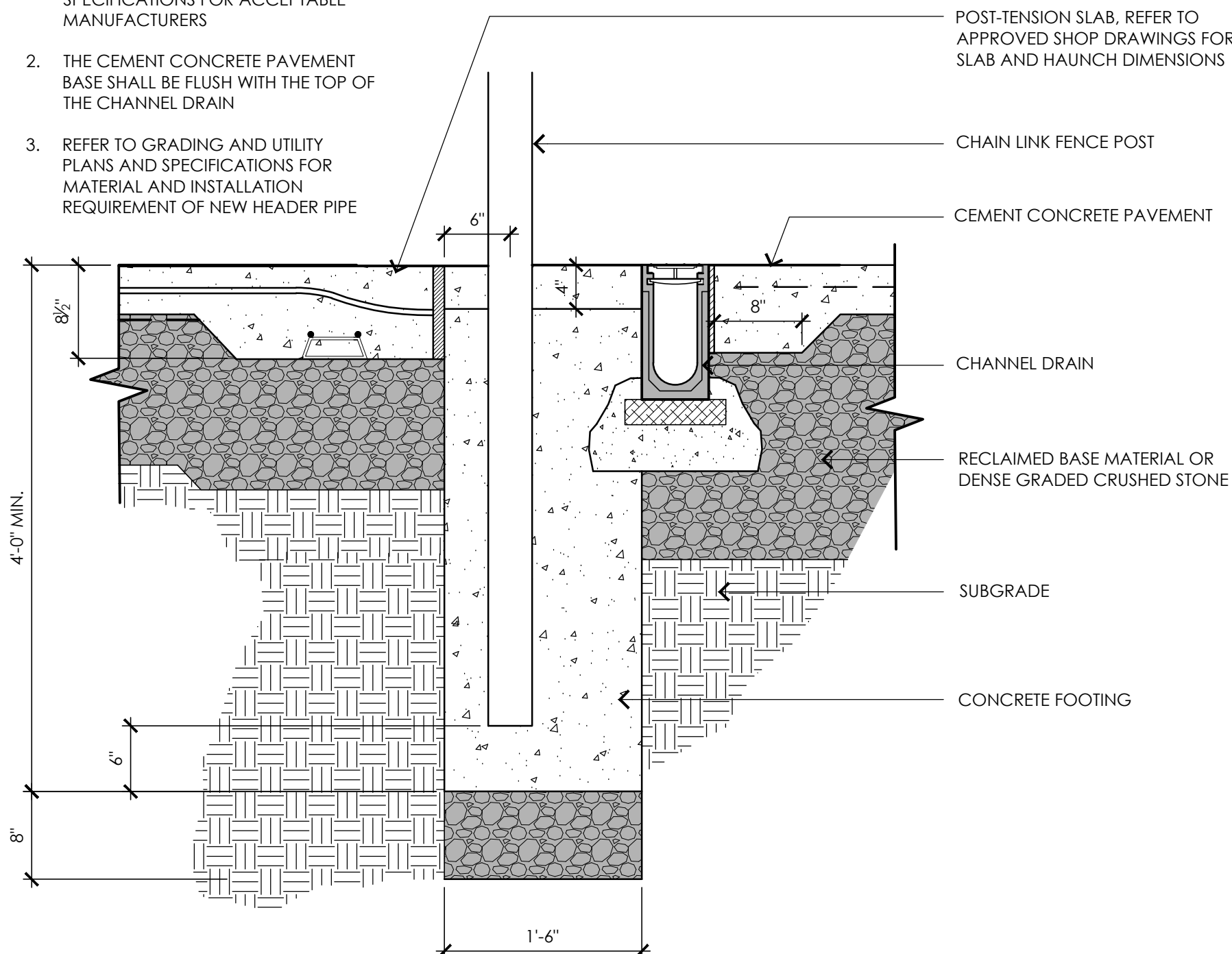
2 UNIT PAVERS
NOT TO SCALE



3 GRANITE STAIRS, CHEEK WALLS AND RAILINGS
NOT TO SCALE

NOTES:

- DESIGN OF CHANNEL DRAINS VARY PER MANUFACTURER. CHANNEL DRAIN SHOWN FOR GRAPHIC AND INSTALLATION INTENT ONLY. REFER TO SPECIFICATIONS FOR ACCEPTABLE MANUFACTURERS
- THE CEMENT CONCRETE PAVEMENT BASE SHALL BE FLUSH WITH THE TOP OF THE CHANNEL DRAIN
- REFER TO GRADING AND UTILITY PLANS AND SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENT OF NEW HEADER PIPE

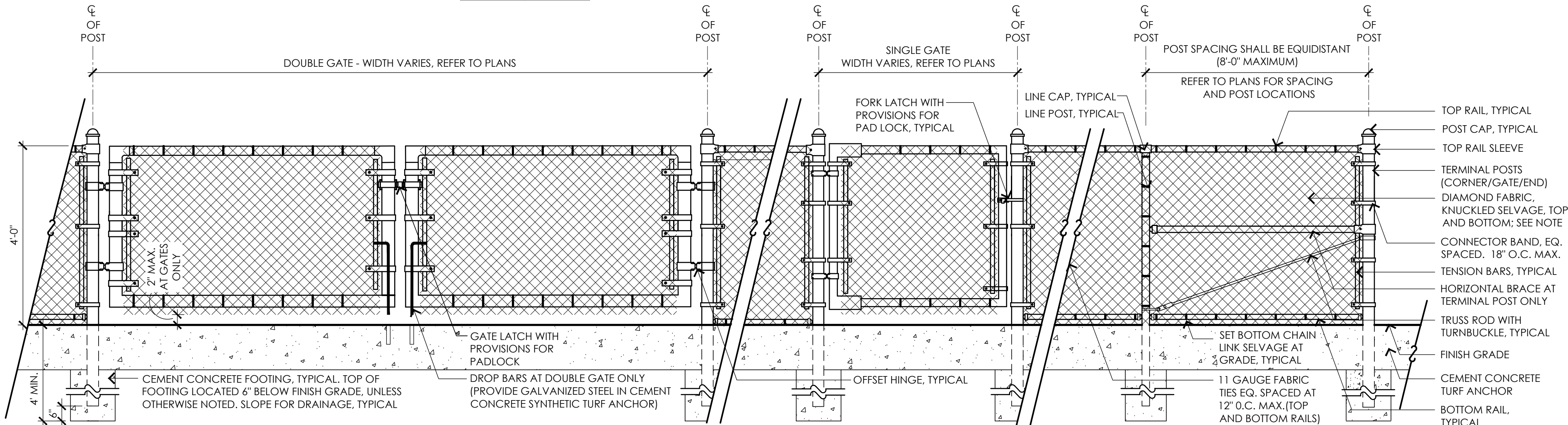


5 CHANNEL DRAIN
NOT TO SCALE

NOTES:

- FENCE FABRIC TOP SHALL BE EVEN WITH TOP OF TOP RAIL.
- GATES SHALL SWING 180° DEGREES SO THAT WHEN FULLY OPEN GATE PANELS SHALL BE PARALLEL TO CHAIN LINK FENCE.
- PROVIDE PROVISIONS FOR PAD LOCKS ON ALL GATES.
- TOP OF CONCRETE FENCE POST FOOTING SHALL BE BELOW FINISH GRADE AND SHALL HAVE SLOPE TO PROMOTE POSITIVE DRAINAGE, TYPICAL.
- REFER TO SPECIFICATIONS FOR POST, RAIL, AND FABRIC INFORMATION.
- REFER TO SPECIFICATIONS FOR WINDSCREEN REQUIREMENTS.
- WINDSCREEN TO BE FURNISHED AND INSTALLED BY OTHERS.

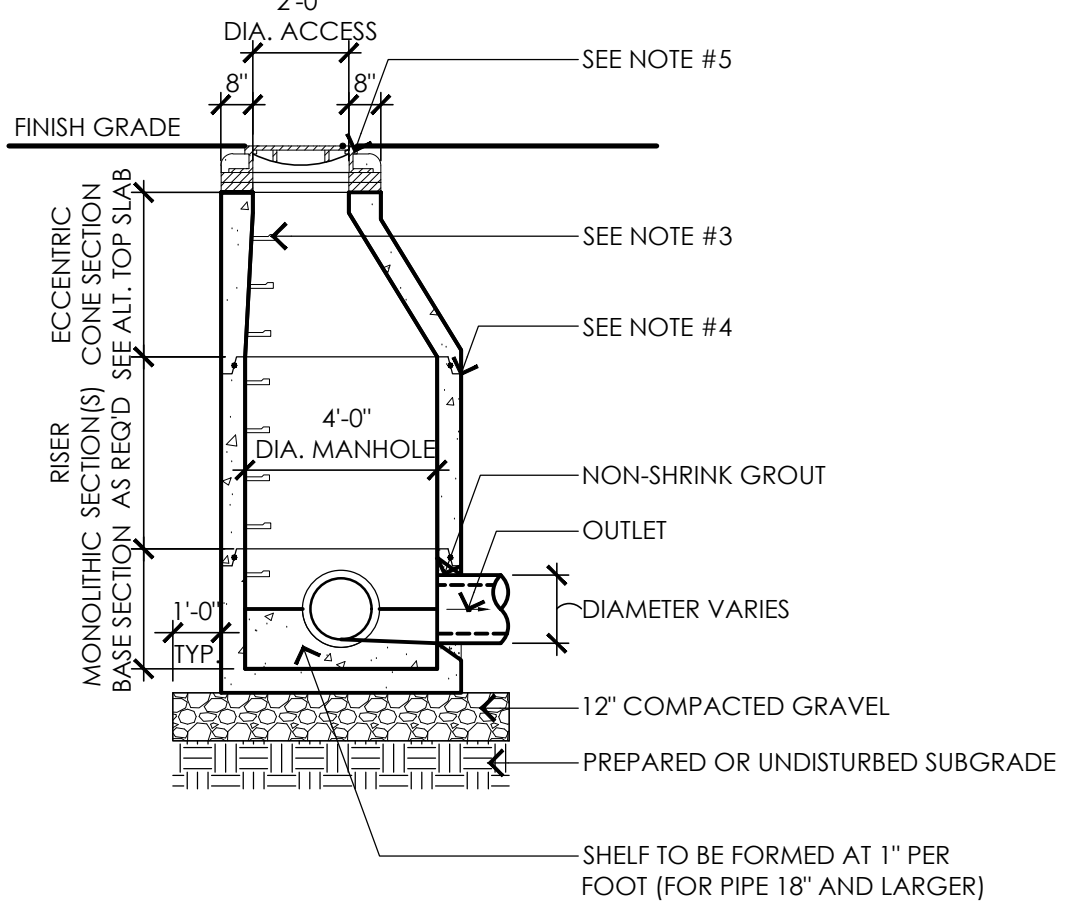
TERMINAL	48"x18"
LINE	48"x15"



4 4' HIGH CHAIN LINK FENCE AND GATES
NOT TO SCALE

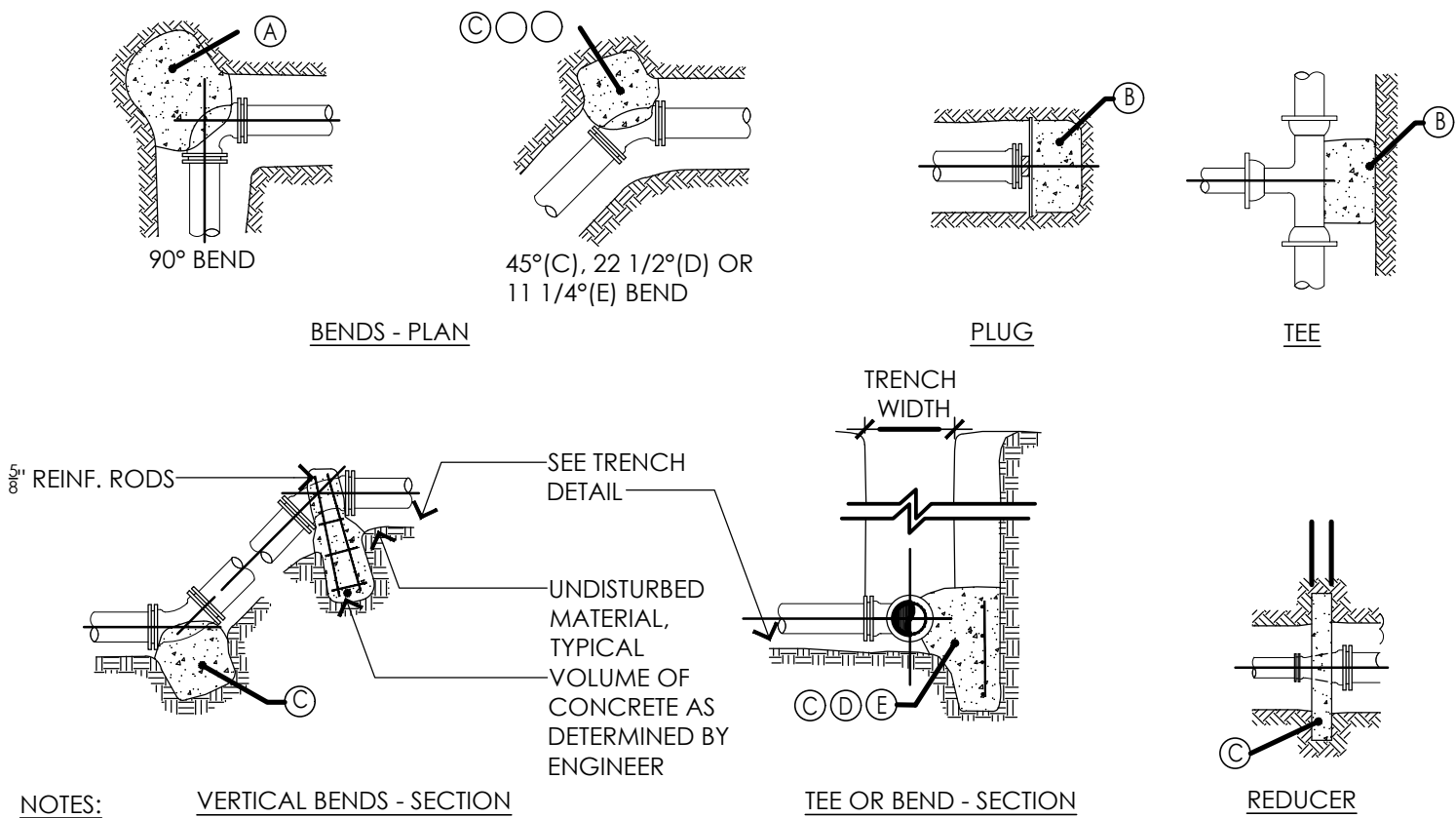
NOTES:

- ALL SECTION SHALL BE DESIGNED FOR HS-20 LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MINIMUM 5 BRICK COURSES MAXIMUM).



1 DRAIN MANHOLE

NOT TO SCALE



NOTES:

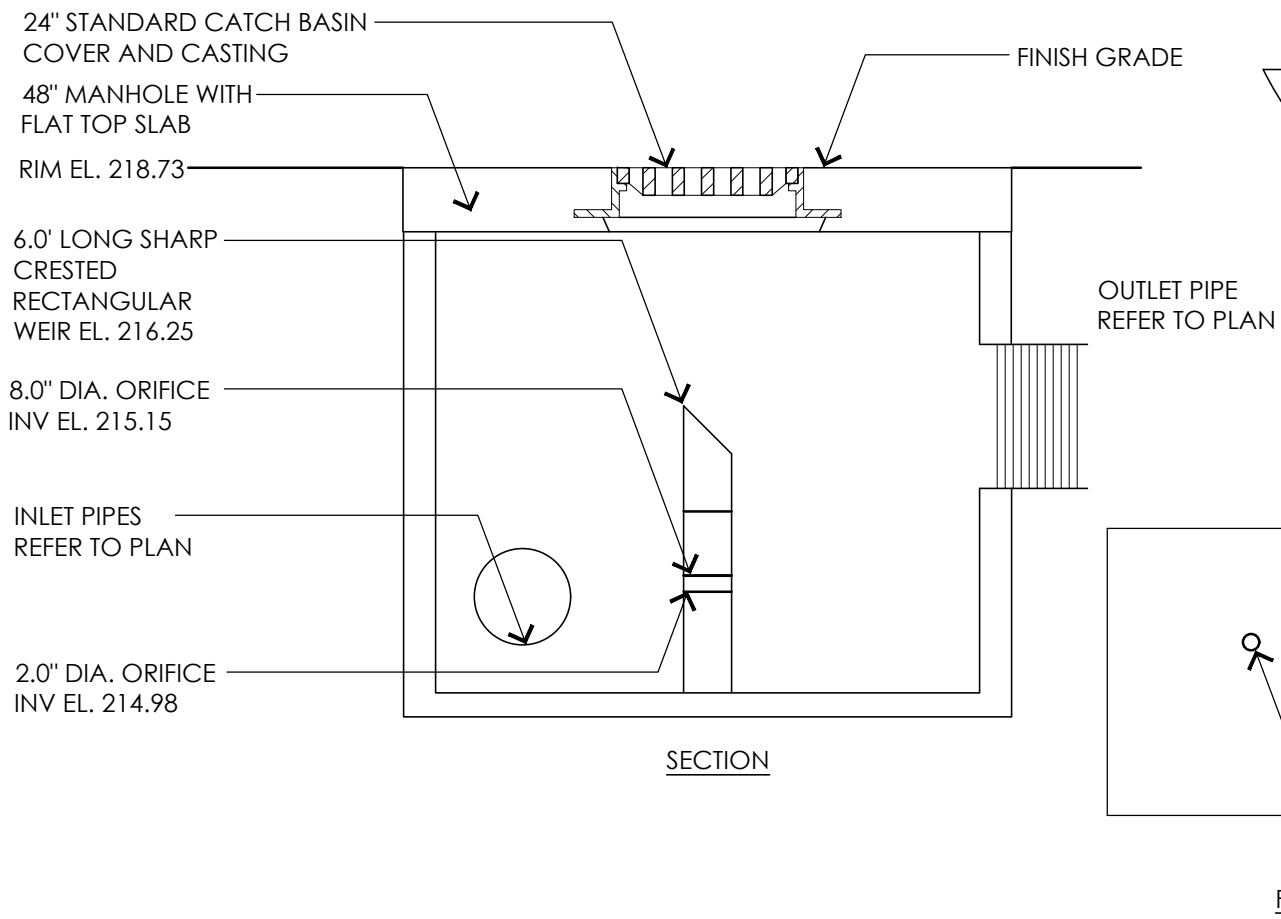
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- PLACE SOLID CONCRETE BLOCKS IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
- REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF 1 TON PER SQUARE FOOT, AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
- MEGA-LUG RESTRAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS. THESE GLANDS DO NOT REDUCE THE REQUIREMENTS FOR THRUST RESTRAINT.
- ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE RESTRAINT.
- THREADED ROD SHALL BE ANSI A242 F550 PIPE RESTRAINT NUTS TO MATCH AWWA C111. THREADED RODS AND NUTS TO BE FIELD COATED WITH BITUMINOUS PAINT.
- THRUST RESTRAINT IS REQUIRED FOR ALL TEES, BENDS, REDUCERS, CAPS, PLUGS, OR CROSSES.
- INSTALL LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.

5 THRUST BLOCKS

NOT TO SCALE

NOTES:

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.



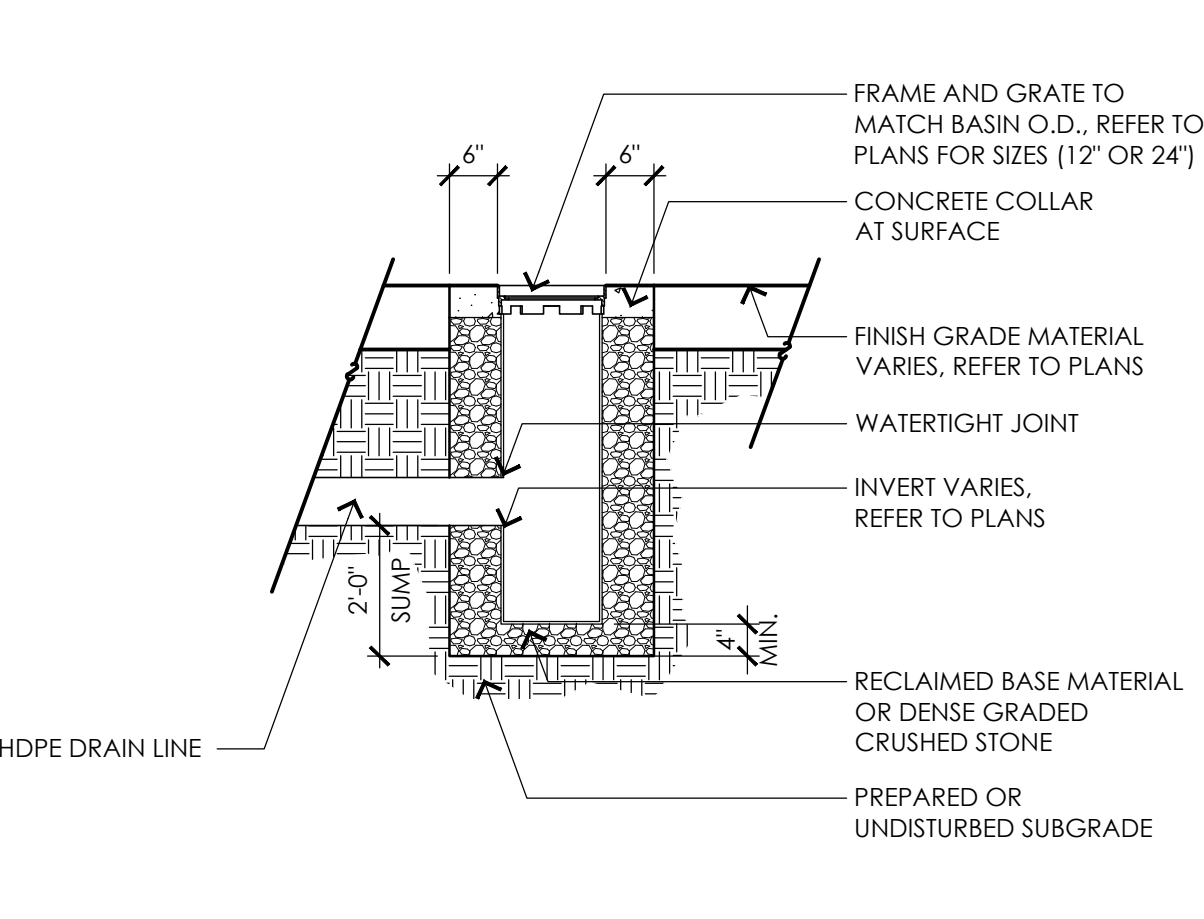
2 OUTLET CONTROL STRUCTURE

NOT TO SCALE

THRUST BLOCK SCHEDULE												
SQUARE FEET OF CONCRETE THRUST												
BLOCKING BEARING ON UNDISTURBED MATERIAL												
REACTION TYPE	PIPE SIZE											
	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"
(A)	1.78	4.38	7.84	11.14	16.52	21.82	30.82	36.04	48.12	69.28	107.66	154.78
(B)	1.30	3.10	5.52	8.38	12.18	16.74	21.78	27.74	34.02	48.98	76.12	109.44
(C)	0.96	2.38	4.24	6.02	9.32	11.82	16.68	19.42	26.04	37.50	58.26	83.76
(D)	0.50	1.2	2.16	3.08	4.74	6.02	8.50	9.94	13.28	19.12	29.70	42.70
(E)	0.26	0.60	1.08	1.54	2.38	3.04	4.24	5.02	6.66	9.58	14.90	21.42
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS	ABOVE DIMENSIONS ARE MINIMUM THRUST BLOCK SIZES. THEY HAVE BEEN CALCULATED USING A PRESSURE OF 200 PSI.											
	TEST PRESSURE TO BE 150 PSI MIN. OR AS REQUIRED BY BWSC.											
	SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTION TO THE ABOVE TABLE. FOR INSTANCE, AT 225 PSI TEST PRESSURE ABOVE NUMBERS SHOULD BE MULTIPLIED BY 1.125 (225 PSI / 200 PSI = 1.125).											

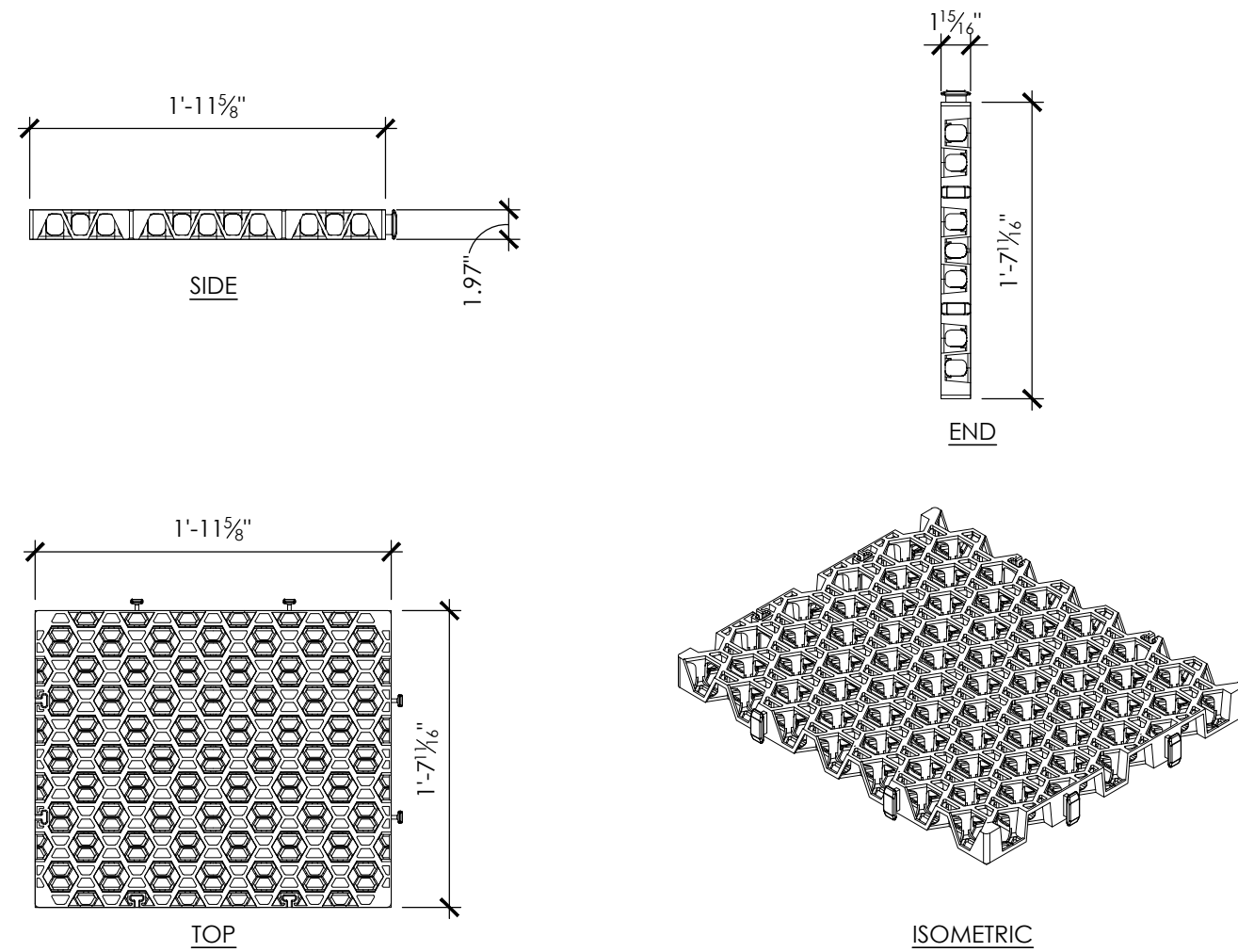
NOTES:

- GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.



3 AREA DRAIN

NOT TO SCALE



6 R-TANK XD PANEL

NOT TO SCALE

NOTES:

- PROVIDE APPROPRIATE CAUTION TAPE AS REQUIRED PER CODE
- Diagram of a utility trench showing a cross-section with labels for 'SURFACE TREATMENT (VARIES)', 'DEPTH VARIES', 'GRANULAR FILL/ ORDINARY BORROW DEPTH VARIES, REFER TO PLAN', 'GRAVEL BORROW', 'PIPE DIAMETER VARIES, REFER TO PLAN', 'PREPARED OR UNDISTURBED SUBGRADE', '6" MIN. DIA.', '1'-0"', '1'-0"', '(TYP.)', and '1'-0"'. The diagram also includes labels for 'PIPE' and 'DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE'.

4 UTILITY TRENCH

NOT TO SCALE

CONSULTANTS

TOWN OF NEEDHAM
NEEDHAM, MA
NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	AS NOTED
PROJECT NO.:	23016.00
FILE:	23016.00-L4.1-DET_1.dwg
DRAWN:	BJM
CHECKED:	JC

SEAL:



SHEET TITLE:

DETAIL SHEET II

SHEET NO:

L3.3

STORMWATER MANAGEMENT AND EROSION CONTROL REPORT

Date: 6 February 2024

Applicant: Town of Needham
1471 Highland Ave
Needham, MA 02494

Prepared By: Ben McDonough, EIT
Civil Designer
Activitas Inc.
70 Milton Street
Dedham, MA 02026

Project Address: Needham High School
609 Webster Street
Needham, MA 02494

Reviewed By: Megan Buczynski, PE
Principal Civil Engineer
Activitas Inc.
70 Milton Street
Dedham, MA 02026



Project: Needham High School Tennis Court Renovation

PROJECT OVERVIEW

The Town of Needham would like to renovate the tennis facility at Needham High School located at 609 Webster Street in Needham. The proposed work will include:

- Renovation of four (4) existing tennis courts
- Construction of four (4) new tennis courts
- Renovation / improvements to team and spectator areas
- Construction of handicap accessible walkways to all courts

COMPLIANCE WITH STORMWATER STANDARDS

The Town of Needham utilizes the policy, criteria and information including specifications and standards of the latest edition of the Massachusetts Department of Environmental Protection Stormwater Handbook (MA Stormwater Handbook) and the Town of Needham Stormwater Bylaw (Article 7). The report below outlines how each of the MA Stormwater Standards and requirements set forth in the Needham Stormwater Bylaw are met, satisfying regulatory requirements.

Standard 1: No New Untreated Discharges

The MA Stormwater Handbook requires that projects demonstrate that there are no new untreated discharges and that new discharges will not cause erosion or scour to downstream wetlands or water of the Commonwealth.

Computations and strategies shown for Standards 4 through 6 in this report demonstrate that there will be no new untreated discharges from the site.

Standard 2: Peak Rate Attenuation

Standard 2 was defined with the understanding that development typically includes an increase in impervious surface and that with that increase in impervious surface a greater volume of runoff will be generated. To mitigate this increase in volume to avoid downstream flooding, Standard 2 requires that stormwater management systems be designed so that post-development peak discharge rates don't exceed pre-development peak discharge rates for the 2-yr, 10-yr, and 100-yr storm events.

The Town of Needham has implemented a recharge requirement in the Stormwater Bylaw to further reduce the volume of flow from a project in comparison to the existing condition (refer to Standard 3 for these calculations). The Town has noted that the existing downstream stormwater system is often overtaxed in storm events and the recharge requirement was implemented to help mitigate this issue. On this project site, by implementing the additional recharge requirement, the volume of stormwater to leave the site is below the existing condition volumes. It should be noted that while the rate of runoff is slightly greater than existing, in this case because we are reducing the actual volume, we are meeting the intent of this Standard which is to reduce off-site flooding due to the project. Additionally, in reviewing the watershed which flows to Rosemary Lake, this project site is located on the lower portion of the watershed and the small increase in rate may be beneficial to move water through the stormwater system earlier in a storm event. The calculations in this section will show how the recharge requirement decreases the runoff volume entering the municipal system.

2.1 Site Description

The Needham High School Tennis project site is a 2.09-acre area containing four tennis courts, grassed areas, and walkways. The area is bordered by houses to the north, east, and west, and the Needham High School building and parking areas to the south. The tennis courts are situated on the highest terrace of the high school site around elevation 225.00 and the adjacent parking lot area is down gradient near El. 219.00. The surrounding area to the south continues to slope down gradient.

2.1.1 Soil Conditions

The Natural Resources Conservation Service (NRCS) maps soils in the vicinity of the project site as Woodbridge-Urban land complex, 3-15 percent slopes (623C), refer to the attached NRCS Soil

Report. This soil has a hydrologic rating of C/D. For the purposes of this analysis, a hydrologic rating of C has been used in the analysis.

2.1.2 Rainfall

In accordance with the MA Stormwater Standards, rainfall data is from the TP-40 Rainfall Frequency Atlas of the United States. The following depths were used in the HydroCAD model for the 2-yr, 10-yr, and 100-yr storm events:

Table 2.1: Rainfall Data

Storm Event	Rainfall Depth
2-yr	3.2"
10-yr	4.7"
100-yr	6.7"

*See Rainfall Data attachment for rainfall data

2.2 Hydrologic Model Description

The drainage analysis was performed using the Soil Conservation Service (SCS) TR-55 and TR-20 methodologies and the computer program HydroCAD 10.20-3c by HydroCAD software Solutions, LLC.

2.2.1 Existing Conditions

The existing site is divided in two drainage areas, EX-1, and EX-2, which flow to two different sections of the municipal system, EPLE and WPLE, respectively. See the Pre-Development Plan Attachment (Fig. 1) for a breakdown of the existing area. These two sections of the system eventually combine and flow to Rosemary Lake which is considered Discharge Point 1 modeled DP-1E in HydroCAD.

Drainage Area EX-1 is a 79,516-sf area consisting of the existing four (4) tennis courts, the adjacent grassed areas, and bituminous concrete walkways. Runoff from EX-1 sheet flows to the south and is collected by the existing drainage system west of the existing tennis courts which ties into the eastern system in the parking lot (EPLE).

Drainage Area EX-2 is a 11,584-sf area consisting of a portion of a grassed area to the west of the tennis courts. Runoff from EX-2 sheet flows southwest off site down a slope to a drainage system in the parking lot that flows to the west (WPLE).

As noted above, these two drainage systems flow to DP-1E Rosemary Lake.

2.2.2 Proposed Conditions

In the proposed conditions the two drainage areas (PR-1 and PR-2) are maintained, but runoff from a larger portion of the overall area will now flow towards EPLP. See the Post-Development Plan Attachment (Fig. 2) for a breakdown of the proposed area.

Drainage Area PR-1 is an 88,675-sf area that consists of the existing four (4) tennis courts, the four (4) new tennis courts, spectator areas, handicap accessible walkways, and grassed areas. Runoff from this area flows from the east edge of the existing tennis courts to the west edge of the existing tennis courts where it is collected by a channel drain and connects to the proposed detention basin. Runoff from the new tennis courts flows from north to south and is collected by a channel drain and connects to the proposed detention basin. Runoff from adjacent landscape areas is collected in area drains and sent to the proposed detention basin. The detention basin, modeled as Pond 1P in HydroCAD, outlets to an outlet control structure and flows to the east parking lot system (EPLP) which eventually flows to Rosemary Lake, modeled DP-1P in HydroCAD. See HydroCAD report for details.

Pond 1P was designed to provide adequate storage to meet the Town of Needham 1" recharge requirement. The proposed system uses the R-Tank System as provided by Ferguson and crushed stone with a 35% void ratio. To meet the recharge requirements over C-soils, a large footprint, but low-profile system was designed. Refer to HydroCAD for the layout of the system. Runoff from PR-1 flows into this system and then is released through an outlet control structure that ties into the existing parking lot drainage system (EPLP).

Drainage Area PR-2 is a 2,245-sf area consisting of a small grass area to the south of the new tennis courts that flows downhill and is not collected in the new drainage infrastructure. This runoff continues to flow to the parking area to the south which flows into the drainage system to the west (WPLP) which eventually flows to Rosemary Lake, modeled as DP-1P in HydroCAD. See HydroCAD report for details.

Table 2.2: Existing & Proposed Conditions Takeoff Areas (sf)

	Impervious CN=98	Grass CN=79	Total Area	Average CN
EX-1	36,378	43,138	79,516	88
EX-2	0	11,584	11,584	79
PR-1	66,254	22,421	88,675	92
PR-2	0	2,425	2,425	79

2.2.3 Drainage Analysis Results

Table 2.3 documents the results of the hydrologic analysis. As noted previously, the total volume in all the storms decreases meeting the intent of Standard 2. While the rates are slightly above existing conditions, the volumes are less and therefore the intent of the standard is met.

Table 2.3: Summary of Runoff Rates (cfs) & Volumes (cf)

DISCHARGE POINTS		2 Year		10 Year		100 Year	
		Rate (cfs)	Volume (cf)	Rate (cfs)	Volume (cf)	Rate (cfs)	Volume (cf)
	DP-1E	4.57	14,523	7.72	24,885	11.95	39,296
	DP-1P	5.99	13,577	8.92	24,430	12.77	39,224

Standard 3: Stormwater Recharge

3.1 Stormwater Recharge Calculation

The Stormwater Standards indicate that at a minimum, the annual recharge from the post development site shall approximate the annual recharge from pre-development conditions based on soil type. Since Group C soils have a high runoff potential and low infiltration rates, the Stormwater Standards give us a Volume to Recharge coefficient, F, of 0.25" for C-soils. The required recharge volume, the stormwater volume that must be infiltrated, equals the recharge volume multiplied by the total area within the NRCS Hydrologic Group that is impervious. The Town of Needham requires post construction measures to provide a minimum combined volumetric capacity to recharge one (1) inch of rainfall depth over the total increase in impervious area of the property.

$$R_v = F \times \text{Impervious Area}$$

*F for Town Regulations is 1-inch

$$R_v = (1.0\text{in}) \times \left(\frac{1\text{ft}}{12\text{in}}\right) \times (29,672\text{ sf})$$

$$R_v = 2,472\text{ cf}$$

Pond-1P has a detention volume of 3,200 cf. Therefore, the required recharge volume will be fully infiltrated.

3.2 Drawdown Time

The MA Stormwater Handbook requires that recharge volume have a drawdown time of 72 hours or less. The time required to dewater a recharge system may be estimated by the following equation:

$$Time_{drawdown} = \frac{V_{RS}}{(K) \times \left(\frac{1ft}{12in}\right) \times (A_R)}$$

V_{RS} = Volume of recharge storage system (cf)

$$K = \text{Rawls Rate} \left(\frac{in}{hr}\right)$$

A_R = Surface area of recharge system (sf)

The drawdown time for the detention system associated with the infiltration basin (Pond-1P):

$$Time_{drawdown} = \frac{3,200 \text{ cf}}{\left(\frac{0.17 \text{ in}}{hr}\right) \times \left(\frac{1ft}{12 \text{ in}}\right) \times (3,434 \text{ sf})}$$
$$Time_{drawdown} = 65.76 \text{ hours}$$

The drawdown time of 65.76 hours for Pond-1P is below the 72-hour maximum as set by the MA Stormwater Handbook and therefore the standard has been met.

Standard 4: Required Water Quality Volumes

Stormwater management standards will be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). The MA Stormwater Handbook states that this standard is met when:

1. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained.
2. Structural stormwater best management practices are sized to capture the required water quality volume as determined in accordance with the Massachusetts Stormwater Handbook; and
3. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook

The MA Stormwater Handbook requires a water quality volume equal to 0.5-inch of runoff times the total impervious area of the post development site.

$$V_{WQ} = 0.5 \text{ in} \times \frac{1ft}{12 \text{ in}} \times \text{Total Impervious}$$
$$V_{WQ} = 0.5 \text{ in} \times \frac{1ft}{12 \text{ in}} \times 66,254 \text{ sf}$$

$$V_{wq} = 2,760.58 \text{ cf}$$

Pond-1P has a cumulative storage volume of 3,200 cf which meets the required Water Quality Volume calculated above.

Standard 5: Land Uses with Higher Potential Pollutant Loads

This project is not considered a land use with Higher Potential Pollutant loads therefore Standard 5 is not applicable to this project.

Standard 6: Critical Areas

Runoff from this project does not discharge to any critical areas and therefore is not subject to additional treatment required by Standard 6.

Standard 7: Redevelopment

For the purposes of the Stormwater Management Standards, redevelopment projects are defined to include development, rehabilitation, and expansion on previously developed sites provided the redevelopment results in no net increase in impervious area. Since this project increases the total net impervious area on the site, this project does not meet the definition of a redevelopment as defined in the MA Stormwater Standards. Due to this, all the stormwater standards must be met and have been met as demonstrated in this report.

Standard 8: Construction Period Pollution Prevention and Erosion & Sedimentation Control

Construction period pollution prevention and erosion and sedimentation control will be implemented at the project site to control construction related impacts during construction and land disturbance activities. Refer to the Site Preparation Plan for location of erosion and sediment controls. In addition as the project will disturb over 1-acre of land the General Contractor will be required to submit for an obtain an EPA NPDES Construction General Permit for the proposed construction. As part of this submission the General Contractor will be required to develop a Stormwater Pollution Prevention Plan (SWPPP) for the project and submit to the project engineer for review and approval.

Standard 9: Operation and Maintenance Plan

The proposed project is owned by the Town of Needham. Stormwater structures and other stormwater best management practices should be maintained as directed in the Operations

and Maintenance Plan. An Operation and Maintenance Plan has been included as an attachment.

Standard 10: Prohibition of Illicit Discharges

Illicit Discharge Compliance Statement

“Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards it shall be stated that No Illicit Discharges exist at Needham High School located at 609 Webster Street, Needham, Massachusetts.”

If you have any questions or comments on the enclosed information, please do not hesitate to contact me directly at (617) 981-9845 or by email at bjm@activitas.com.

Respectfully,

ACTIVITAS



Ben McDonough, EIT
Civil Designer
bjm@activitas.com

cc: Jon Charwick, Activitas, Inc.
Meg Buczynski, Activitas, Inc.

Attachments: MA Stormwater Checklist
NRCS Soil Report
Rainfall Data
Pre-Development Plan
Post-Development Plan
HydroCAD Report
Operation & Maintenance Plan

MA Stormwater Checklist



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

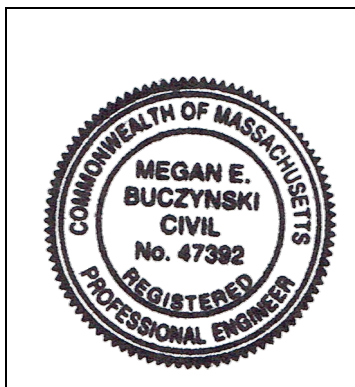
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



M. Buczynski 2/5/2024
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☐ Redevelopment
- ☒ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- ☐ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☒ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☐ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

NRCS Soil Report



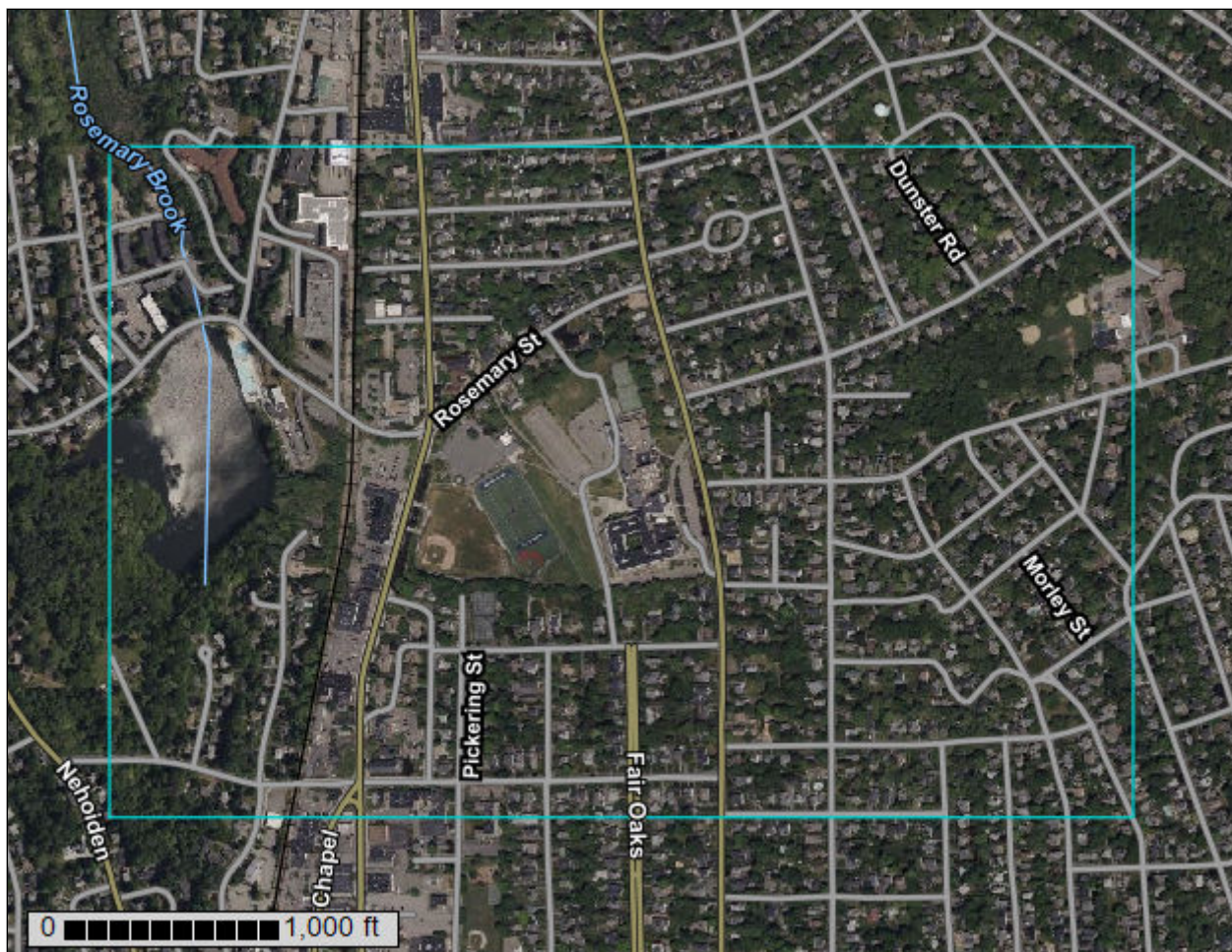
United States
Department of
Agriculture

NRCS

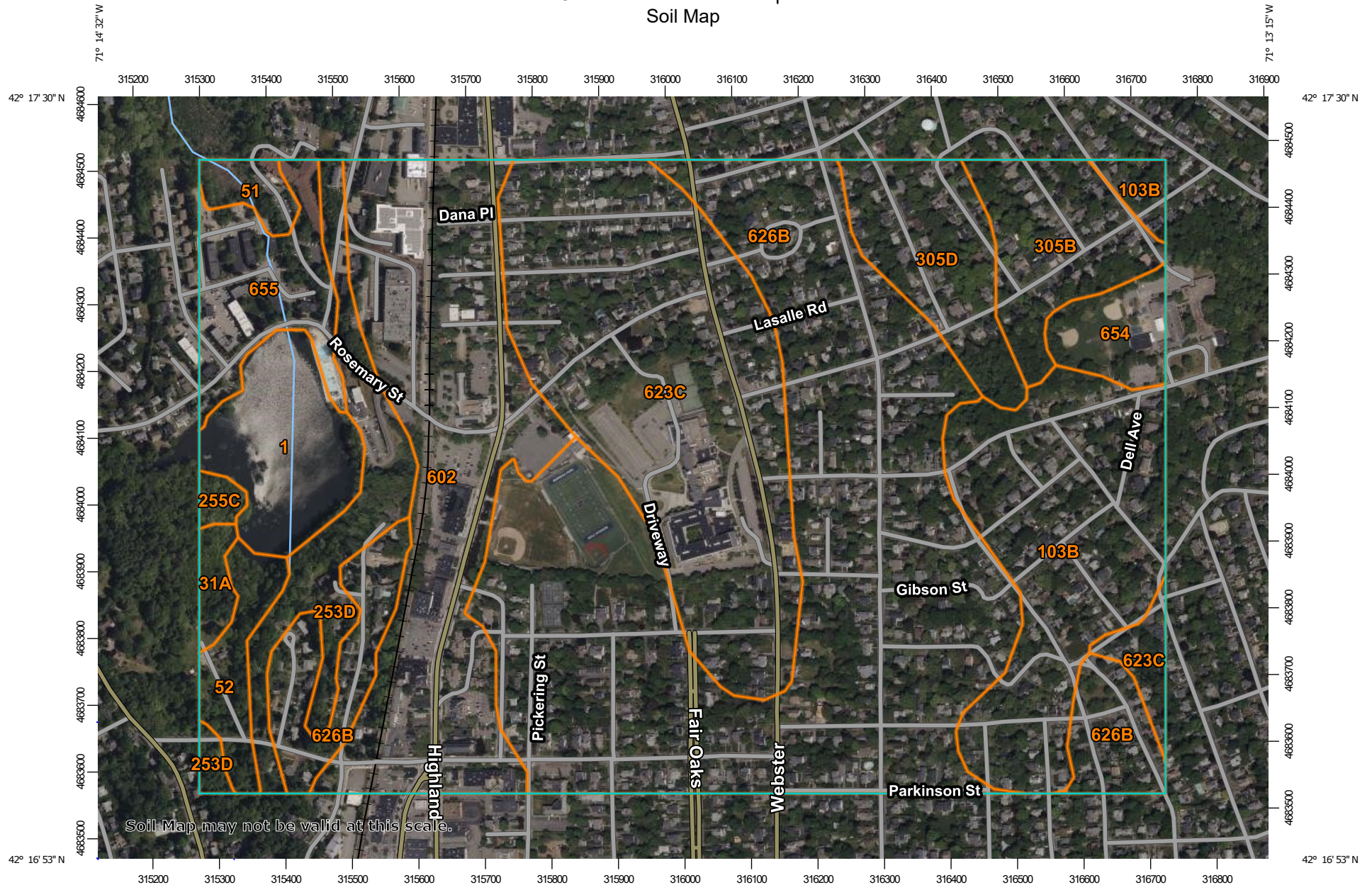
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Norfolk and Suffolk Counties, Massachusetts

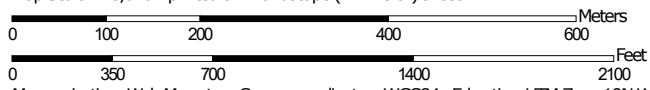


Custom Soil Resource Report Soil Map



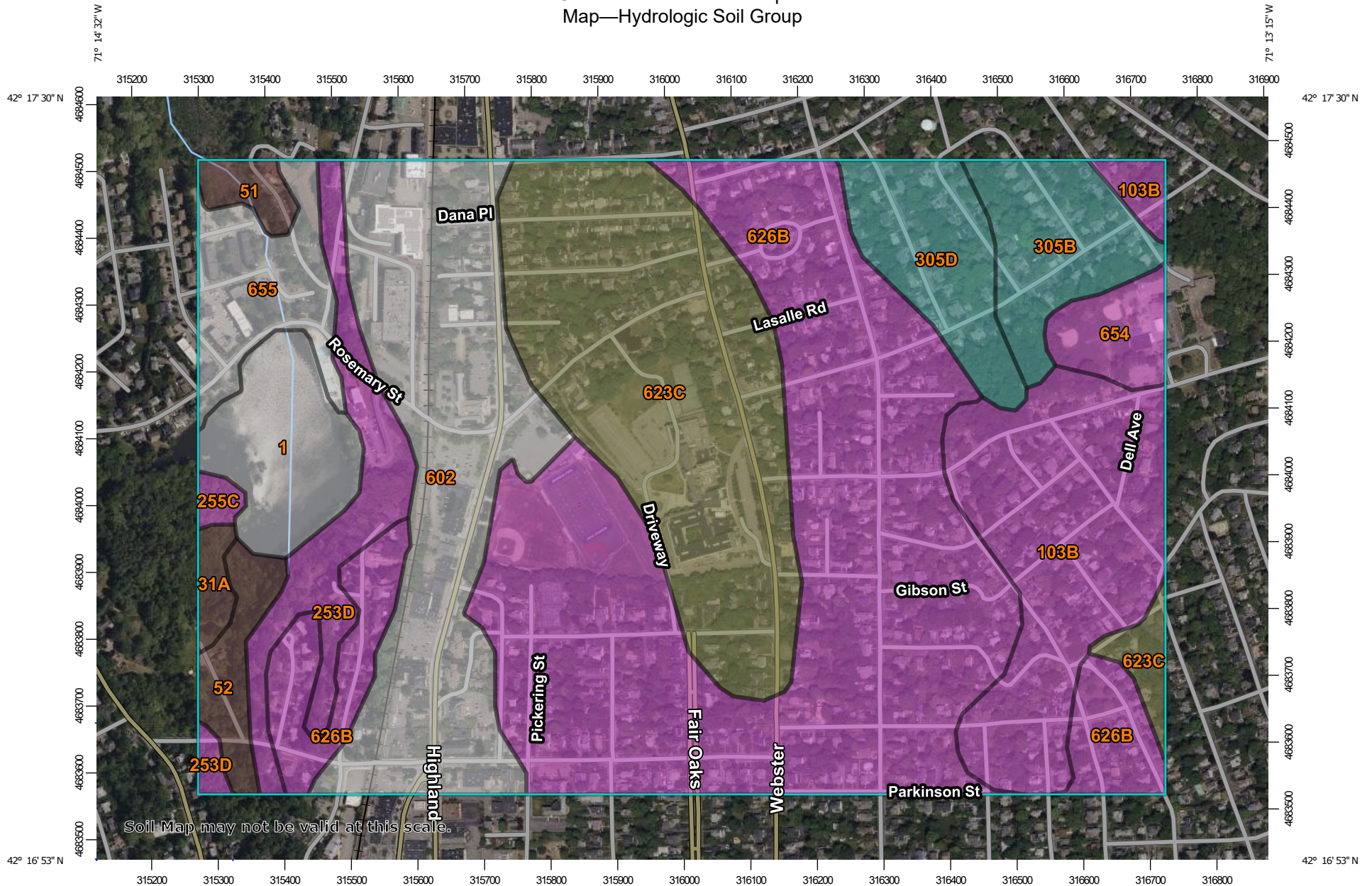
Soil Map may not be valid at this scale.

Map Scale: 1:8,040 if printed on A landscape (11" x 8.5") sheet.

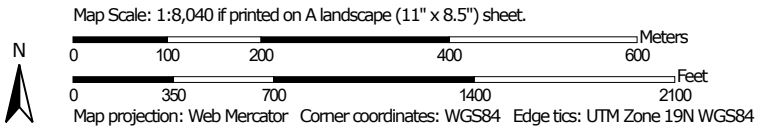


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Custom Soil Resource Report Map—Hydrologic Soil Group



Soil Map may not be valid at this scale.



Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Water		13.4	3.9%
31A	Walpole sandy loam, 0 to 3 percent slopes	B/D	2.1	0.6%
51	Swansea muck, 0 to 1 percent slopes	B/D	2.8	0.8%
52	Freetown muck, 0 to 1 percent slopes	B/D	5.7	1.7%
103B	Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes	A	36.0	10.5%
253D	Hinckley loamy sand, 15 to 35 percent slopes	A	15.2	4.5%
255C	Windsor loamy sand, 8 to 15 percent slopes	A	1.2	0.3%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	C	13.3	3.9%
305D	Paxton fine sandy loam, 15 to 25 percent slopes	C	13.5	3.9%
602	Urban land, 0 to 15 percent slopes		47.5	13.9%
623C	Woodbridge-Urban land complex, 3 to 15 percent slopes	C/D	58.0	16.9%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	115.6	33.8%
654	Udorthents, loamy	A	5.8	1.7%
655	Udorthents, wet substratum		12.2	3.6%
Totals for Area of Interest			342.3	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

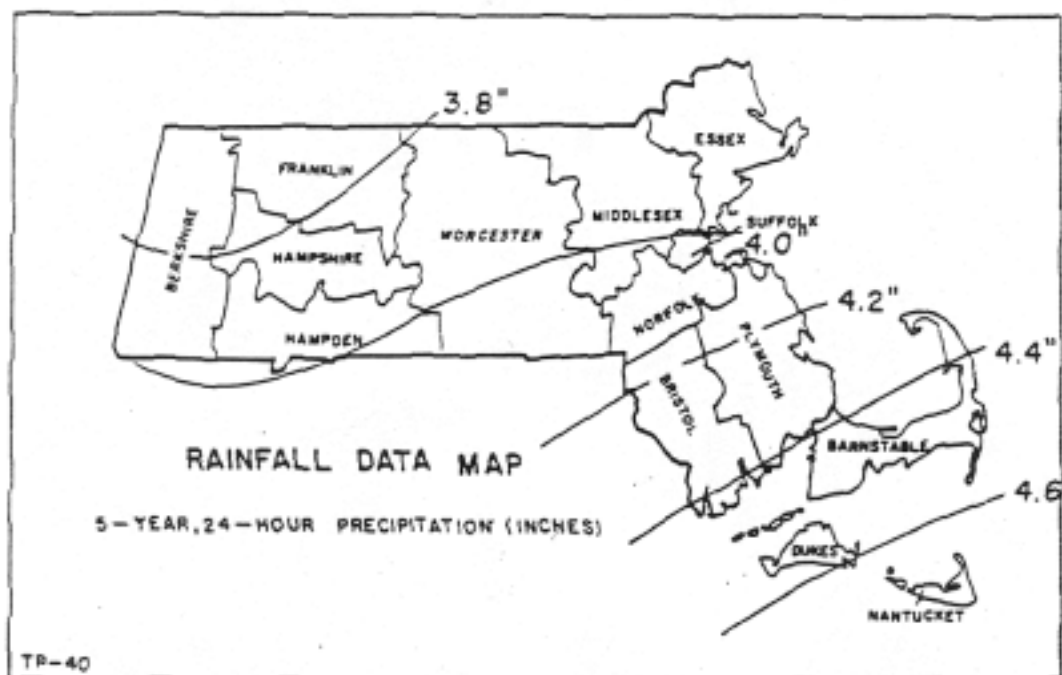
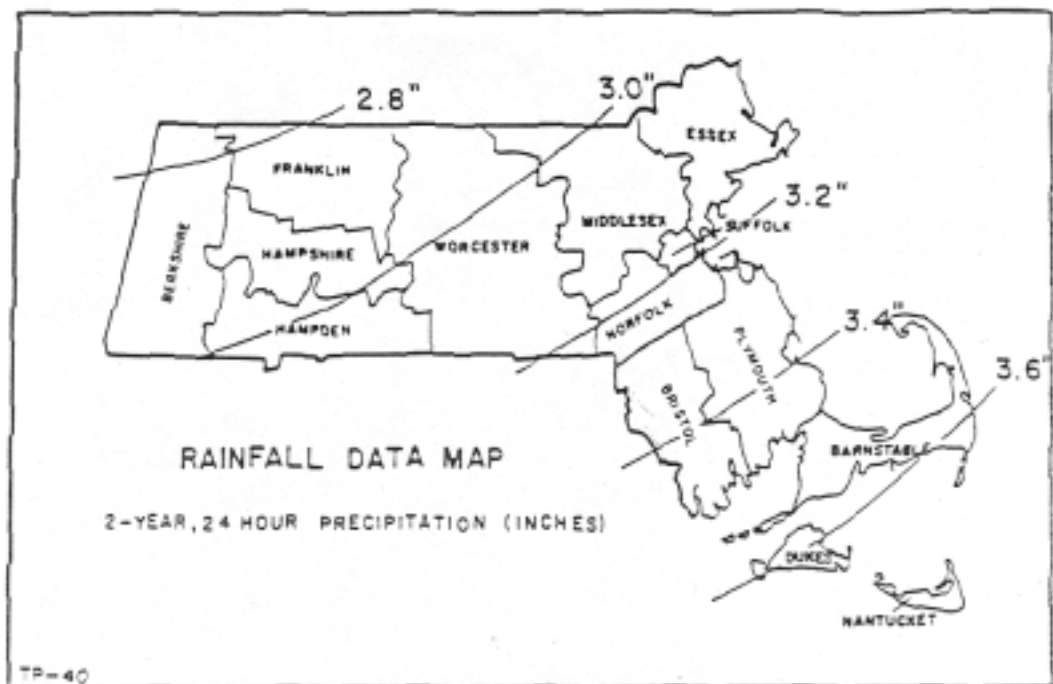
Rainfall Data

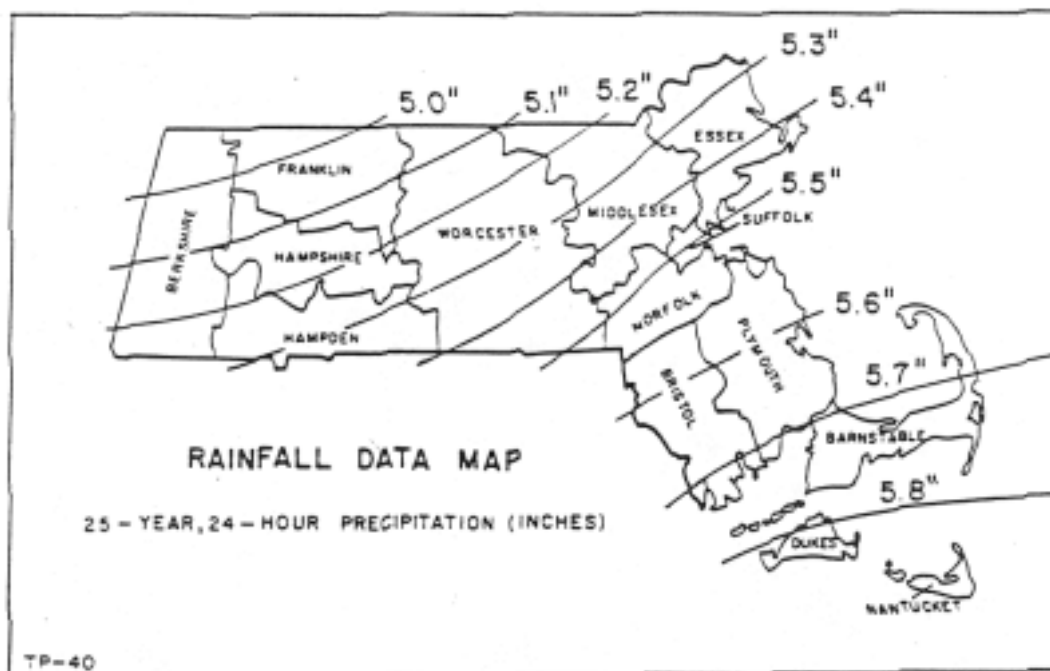
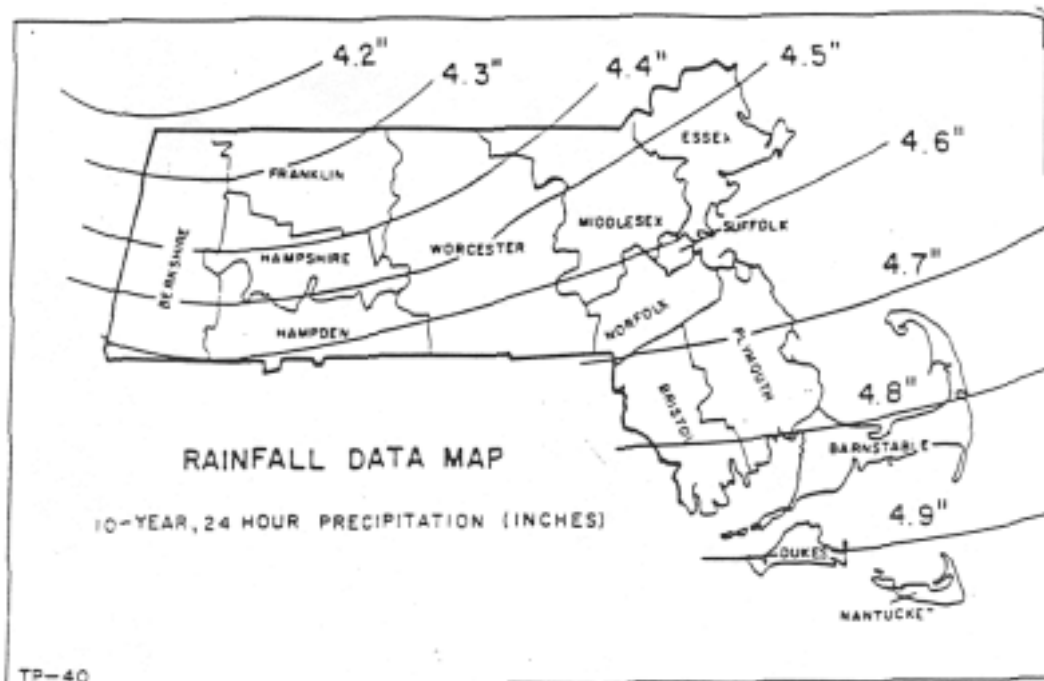
F-1. Rainfall Data for Massachusetts from *Rainfall Frequency Atlas of the United States* (TP-40)

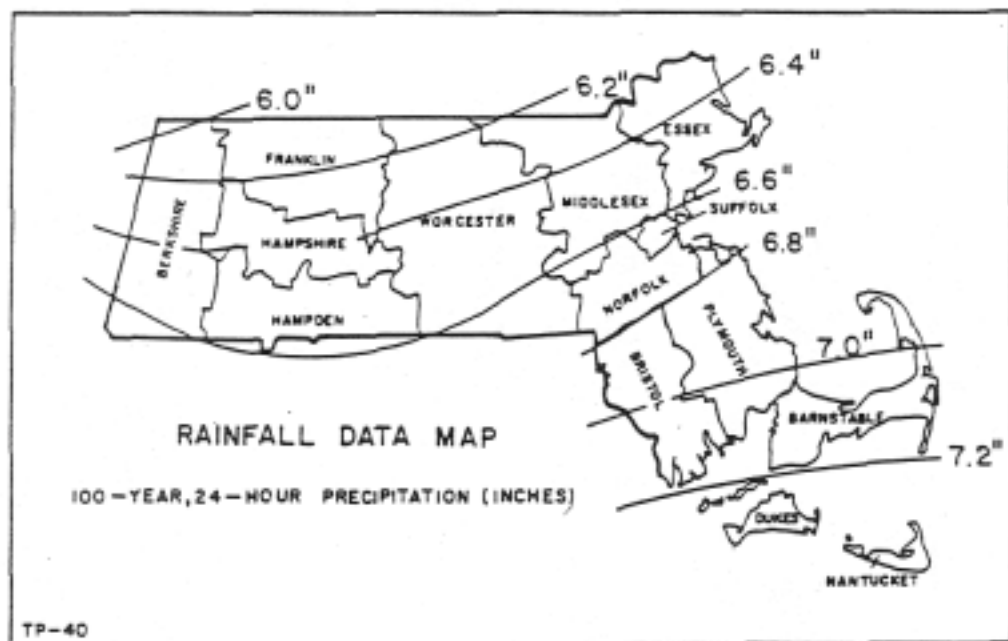
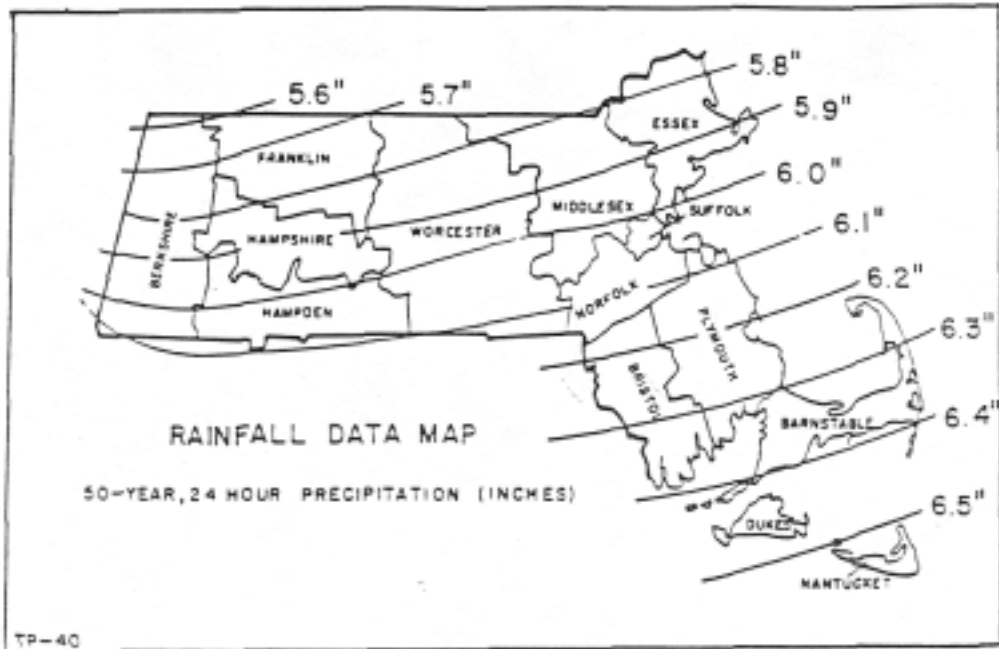
- Users of this Handbook should note that current MA DEP written guidance (see DEP Waterlines newsletter -- Fall 2000) requires the use of TP-40 Rainfall Data for calculations under the Wetlands Protection Regulations and the Stormwater Management Policy. More stringent design storms may be used under a local bylaw or ordinance. However, DEP will continue to require the use of TP-40 in any case it reviews under the Wetlands Protection Act and Stormwater Management Policy.

Adjusted Technical Paper 40 Design Storms for 24-hour Event by County

County Name	1-yr 24-hr	2-yr 24-hr	5-yr 24-hr	10-yr 24-hr	25-yr 24-hr	50-yr 24-hr	100-yr 24-hr
Barnstable	2.5	3.6	4.5	4.8	5.7	6.4	7.1
Berkshire	2.5	2.9	3.8	4.4	5.1	5.9	6.4
Bristol	2.5	3.4	4.3	4.8	5.6	6.3	7.0
Dukes	2.5	3.6	4.6	4.9	5.8	6.5	7.2
Essex	2.5	3.1	3.9	4.5	5.4	5.9	6.5
Franklin	2.5	2.9	3.8	4.3	5.1	5.8	6.2
Hampden	2.5	3.0	4.0	4.6	5.3	6.0	6.5
Hampshire	2.5	3.0	3.9	4.5	5.2	5.9	6.4
Middlesex	2.5	3.1	4.0	4.5	5.3	5.9	6.5
Nantucket	2.5	3.6	4.6	4.9	5.8	6.5	7.2
Norfolk	2.5	3.2	4.1	4.7	5.5	6.1	6.7
Plymouth	2.5	3.4	4.3	4.7	5.6	6.2	7.0
Suffolk	2.5	3.2	4.0	4.6	5.5	6.0	6.6
Worcester	2.5	3.0	4.0	4.5	5.3	5.9	6.5





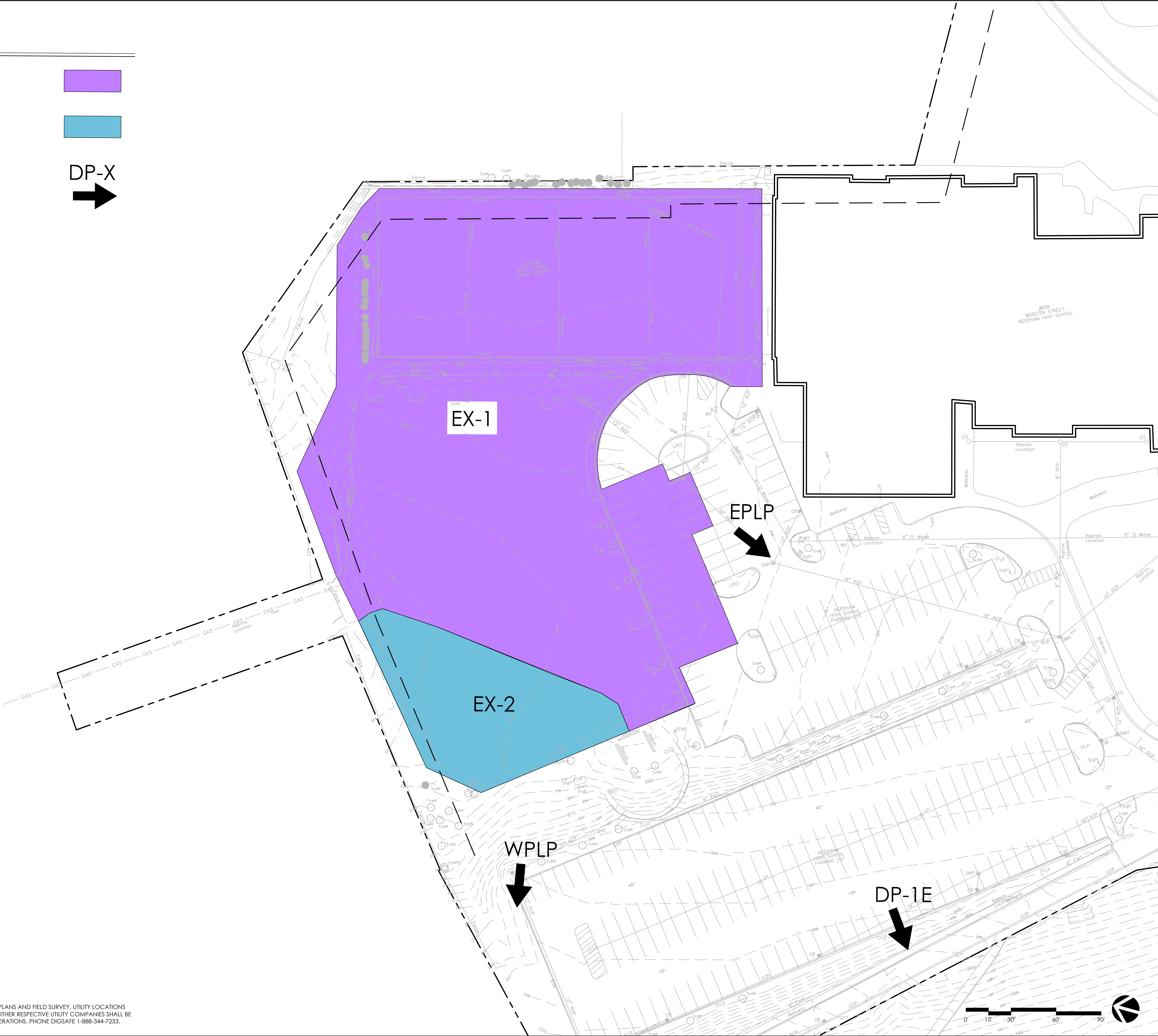


Pre-Development Plan

LEGEND

- DRAINAGE AREA EX-1
- DRAINAGE AREA EX-2
- DISCHARGE POINT

DP-X



CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS
SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE
CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

CONSULTANTS

TOWN OF NEEDHAM

NEEDHAM, MA

NEEDHAM HIGH SCHOOL TENNIS COURT RENOVATION

Major Project Site Plan Approval
February 6, 2024

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	1"=30'-0"
PROJECT NO.:	23016.00
FILE:	23016.00-ECS_PLAN.dwg
DRAWN:	BJM
CHECKED:	JC

SEAL:

SHEET TITLE:
EXISTING CONDITIONS
PLAN

SHEET NO:
EX1

Post-Development Plan

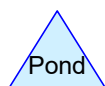
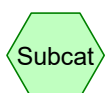
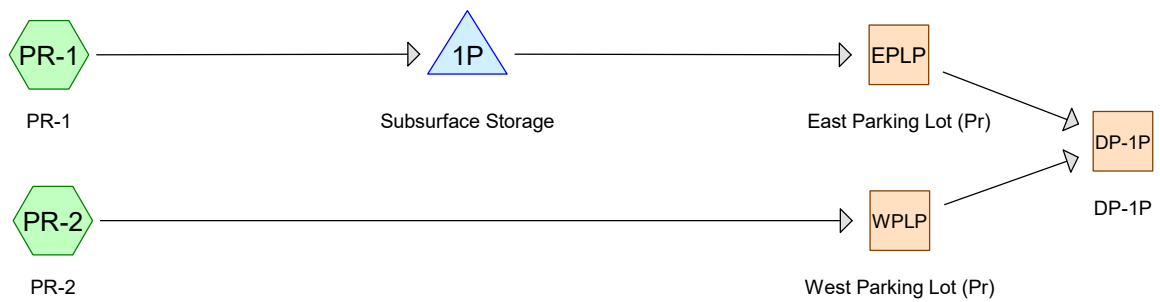
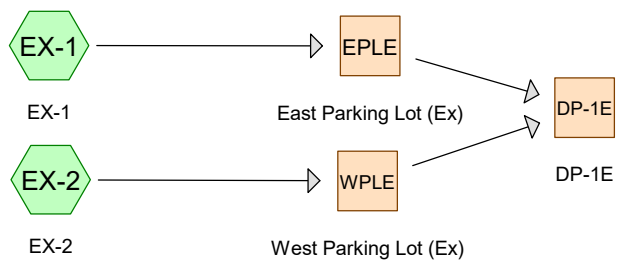
LEGEND

- DRAINAGE AREA PR-1
- DRAINAGE AREA PR-2
- DISCHARGE POINT

DP-X



HydroCAD Report



23016-R_Tank_XD-MEB-240205

Prepared by Activitas, Inc

Printed 2/6/2024

HydroCAD® 10.20-3f s/n 08461 © 2023 HydroCAD Software Solutions LLC

Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year-Storm	Type III 24-hr		Default	24.00	1	3.20	2
2	10-Year-Storm	Type III 24-hr		Default	24.00	1	4.70	2
3	100-Year-Storm	Type III 24-hr		Default	24.00	1	6.70	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
57,147	79	50-75% Grass cover, Fair, HSG C (EX-1, EX-2, PR-2)
22,421	74	>75% Grass cover, Good, HSG C (PR-1)
102,632	98	Unconnected pavement, HSG C (EX-1, PR-1)
182,200	89	TOTAL AREA

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
182,200	HSG C	EX-1, EX-2, PR-1, PR-2
0	HSG D	
0	Other	
182,200		TOTAL AREA

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	57,147	0	0	57,147	50-75% Grass cover, Fair
0	0	22,421	0	0	22,421	>75% Grass cover, Good
0	0	102,632	0	0	102,632	Unconnected pavement
0	0	182,200	0	0	182,200	TOTAL AREA

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: EX-1	Runoff Area=79,516 sf 45.75% Impervious Runoff Depth=2.00" Tc=6.0 min CN=88 Runoff=4.17 cfs 13,233 cf
Subcatchment EX-2: EX-2	Runoff Area=11,584 sf 0.00% Impervious Runoff Depth=1.34" Tc=6.0 min CN=79 Runoff=0.40 cfs 1,290 cf
Subcatchment PR-1: PR-1	Runoff Area=88,675 sf 74.72% Impervious Runoff Depth=2.35" Tc=6.0 min CN=92 Runoff=5.36 cfs 17,370 cf
Subcatchment PR-2: PR-2	Runoff Area=2,425 sf 0.00% Impervious Runoff Depth=1.34" Tc=6.0 min CN=79 Runoff=0.08 cfs 270 cf
Reach DP-1E: DP-1E	Inflow=4.57 cfs 14,523 cf Outflow=4.57 cfs 14,523 cf
Reach DP-1P: DP-1P	Inflow=5.99 cfs 13,577 cf Outflow=5.99 cfs 13,577 cf
Reach EPLE: East Parking Lot (Ex)	Inflow=4.17 cfs 13,233 cf Outflow=4.17 cfs 13,233 cf
Reach EPLP: East Parking Lot (Pr)	Inflow=5.91 cfs 13,307 cf Outflow=5.91 cfs 13,307 cf
Reach WPLE: West Parking Lot (Ex)	Inflow=0.40 cfs 1,290 cf Outflow=0.40 cfs 1,290 cf
Reach WPLP: West Parking Lot (Pr)	Inflow=0.08 cfs 270 cf Outflow=0.08 cfs 270 cf
Pond 1P: Subsurface Storage	Peak Elev=216.60' Storage=3,199 cf Inflow=5.36 cfs 17,370 cf Discarded=0.01 cfs 1,150 cf Primary=5.91 cfs 13,307 cf Outflow=5.93 cfs 14,457 cf

Total Runoff Area = 182,200 sf Runoff Volume = 32,163 cf Average Runoff Depth = 2.12"
43.67% Pervious = 79,568 sf 56.33% Impervious = 102,632 sf

Summary for Subcatchment EX-1: EX-1

Runoff = 4.17 cfs @ 12.09 hrs, Volume= 13,233 cf, Depth= 2.00"
 Routed to Reach EPLE : East Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year-Storm Rainfall=3.20"

Area (sf)	CN	Description
43,138	79	50-75% Grass cover, Fair, HSG C
36,378	98	Unconnected pavement, HSG C
79,516	88	Weighted Average
43,138		54.25% Pervious Area
36,378		45.75% Impervious Area
36,378		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment EX-2: EX-2

Runoff = 0.40 cfs @ 12.10 hrs, Volume= 1,290 cf, Depth= 1.34"
 Routed to Reach WPLE : West Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year-Storm Rainfall=3.20"

Area (sf)	CN	Description
11,584	79	50-75% Grass cover, Fair, HSG C
11,584		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-1: PR-1

Runoff = 5.36 cfs @ 12.09 hrs, Volume= 17,370 cf, Depth= 2.35"
 Routed to Pond 1P : Subsurface Storage

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year-Storm Rainfall=3.20"

Area (sf)	CN	Description
66,254	98	Unconnected pavement, HSG C
22,421	74	>75% Grass cover, Good, HSG C
88,675	92	Weighted Average
22,421		25.28% Pervious Area
66,254		74.72% Impervious Area
66,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-2: PR-2

Runoff = 0.08 cfs @ 12.10 hrs, Volume= 270 cf, Depth= 1.34"
 Routed to Reach WPLP : West Parking Lot (Pr)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-Year-Storm Rainfall=3.20"

Area (sf)	CN	Description
2,425	79	50-75% Grass cover, Fair, HSG C
2,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Reach DP-1E: DP-1E

Inflow Area = 91,100 sf, 39.93% Impervious, Inflow Depth = 1.91" for 2-Year-Storm event
 Inflow = 4.57 cfs @ 12.09 hrs, Volume= 14,523 cf
 Outflow = 4.57 cfs @ 12.09 hrs, Volume= 14,523 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach DP-1P: DP-1P

Inflow Area = 91,100 sf, 72.73% Impervious, Inflow Depth = 1.79" for 2-Year-Storm event
 Inflow = 5.99 cfs @ 12.06 hrs, Volume= 13,577 cf
 Outflow = 5.99 cfs @ 12.06 hrs, Volume= 13,577 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLE: East Parking Lot (Ex)

Inflow Area = 79,516 sf, 45.75% Impervious, Inflow Depth = 2.00" for 2-Year-Storm event
 Inflow = 4.17 cfs @ 12.09 hrs, Volume= 13,233 cf
 Outflow = 4.17 cfs @ 12.09 hrs, Volume= 13,233 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLP: East Parking Lot (Pr)

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 1.80" for 2-Year-Storm event
 Inflow = 5.91 cfs @ 12.06 hrs, Volume= 13,307 cf
 Outflow = 5.91 cfs @ 12.06 hrs, Volume= 13,307 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLE: West Parking Lot (Ex)

Inflow Area = 11,584 sf, 0.00% Impervious, Inflow Depth = 1.34" for 2-Year-Storm event
 Inflow = 0.40 cfs @ 12.10 hrs, Volume= 1,290 cf
 Outflow = 0.40 cfs @ 12.10 hrs, Volume= 1,290 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLP: West Parking Lot (Pr)

Inflow Area = 2,425 sf, 0.00% Impervious, Inflow Depth = 1.34" for 2-Year-Storm event
 Inflow = 0.08 cfs @ 12.10 hrs, Volume= 270 cf
 Outflow = 0.08 cfs @ 12.10 hrs, Volume= 270 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Subsurface Storage

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 2.35" for 2-Year-Storm event
 Inflow = 5.36 cfs @ 12.09 hrs, Volume= 17,370 cf
 Outflow = 5.93 cfs @ 12.06 hrs, Volume= 14,457 cf, Atten= 0%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 12.06 hrs, Volume= 1,150 cf
 Primary = 5.91 cfs @ 12.06 hrs, Volume= 13,307 cf
 Routed to Reach EPLP : East Parking Lot (Pr)

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 216.60' @ 12.06 hrs Surf.Area= 3,434 sf Storage= 3,199 cf

Plug-Flow detention time= 119.6 min calculated for 14,433 cf (83% of inflow)
 Center-of-Mass det. time= 52.4 min (850.2 - 797.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	213.41'	1,053 cf	33.53'W x 102.43'L x 1.57'H Field A 5,392 cf Overall - 2,384 cf Embedded = 3,008 cf x 35.0% Voids
#2A	213.66'	2,145 cf	Ferguson R-Tank XD 5 x 900 Inside #1 Inside= 19.7"W x 9.8"H => 1.21 sf x 1.97'L = 2.4 cf Outside= 19.7"W x 9.8"H => 1.35 sf x 1.97'L = 2.6 cf 900 Chambers in 18 Rows
#3	214.98'	2 cf	Custom Stage Data (Prismatic) Listed below
		3,200 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.98	0	0	0
219.00	1	2	2

Device	Routing	Invert	Outlet Devices
#1	Discarded	213.41'	0.170 in/hr Exfiltration over Surface area
#2	Primary	216.25'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Primary	214.98'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	215.15'	8.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.06 hrs HW=216.57' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=5.51 cfs @ 12.06 hrs HW=216.58' (Free Discharge)

↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 3.62 cfs @ 1.87 fps)

— **3=Orifice/Grate** (Orifice Controls 0.13 cfs @ 5.92 fps)

— **4=Orifice/Grate** (Orifice Controls 1.76 cfs @ 5.03 fps)

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: EX-1	Runoff Area=79,516 sf 45.75% Impervious Runoff Depth=3.38" Tc=6.0 min CN=88 Runoff=6.95 cfs 22,428 cf
Subcatchment EX-2: EX-2	Runoff Area=11,584 sf 0.00% Impervious Runoff Depth=2.55" Tc=6.0 min CN=79 Runoff=0.78 cfs 2,457 cf
Subcatchment PR-1: PR-1	Runoff Area=88,675 sf 74.72% Impervious Runoff Depth=3.80" Tc=6.0 min CN=92 Runoff=8.44 cfs 28,056 cf
Subcatchment PR-2: PR-2	Runoff Area=2,425 sf 0.00% Impervious Runoff Depth=2.55" Tc=6.0 min CN=79 Runoff=0.16 cfs 514 cf
Reach DP-1E: DP-1E	Inflow=7.72 cfs 24,885 cf Outflow=7.72 cfs 24,885 cf
Reach DP-1P: DP-1P	Inflow=8.92 cfs 24,430 cf Outflow=8.92 cfs 24,430 cf
Reach EPLE: East Parking Lot (Ex)	Inflow=6.95 cfs 22,428 cf Outflow=6.95 cfs 22,428 cf
Reach EPLP: East Parking Lot (Pr)	Inflow=8.75 cfs 23,915 cf Outflow=8.75 cfs 23,915 cf
Reach WPLE: West Parking Lot (Ex)	Inflow=0.78 cfs 2,457 cf Outflow=0.78 cfs 2,457 cf
Reach WPLP: West Parking Lot (Pr)	Inflow=0.16 cfs 514 cf Outflow=0.16 cfs 514 cf
Pond 1P: Subsurface Storage	Peak Elev=216.75' Storage=3,199 cf Inflow=8.44 cfs 28,056 cf Discarded=0.01 cfs 1,229 cf Primary=8.75 cfs 23,915 cf Outflow=8.77 cfs 25,144 cf

Total Runoff Area = 182,200 sf Runoff Volume = 53,456 cf Average Runoff Depth = 3.52"
43.67% Pervious = 79,568 sf 56.33% Impervious = 102,632 sf

Summary for Subcatchment EX-1: EX-1

Runoff = 6.95 cfs @ 12.09 hrs, Volume= 22,428 cf, Depth= 3.38"
 Routed to Reach EPLE : East Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year-Storm Rainfall=4.70"

Area (sf)	CN	Description
43,138	79	50-75% Grass cover, Fair, HSG C
36,378	98	Unconnected pavement, HSG C
79,516	88	Weighted Average
43,138		54.25% Pervious Area
36,378		45.75% Impervious Area
36,378		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment EX-2: EX-2

Runoff = 0.78 cfs @ 12.09 hrs, Volume= 2,457 cf, Depth= 2.55"
 Routed to Reach WPLE : West Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year-Storm Rainfall=4.70"

Area (sf)	CN	Description
11,584	79	50-75% Grass cover, Fair, HSG C
11,584		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-1: PR-1

Runoff = 8.44 cfs @ 12.09 hrs, Volume= 28,056 cf, Depth= 3.80"
 Routed to Pond 1P : Subsurface Storage

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year-Storm Rainfall=4.70"

Area (sf)	CN	Description
66,254	98	Unconnected pavement, HSG C
22,421	74	>75% Grass cover, Good, HSG C
88,675	92	Weighted Average
22,421		25.28% Pervious Area
66,254		74.72% Impervious Area
66,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-2: PR-2

Runoff = 0.16 cfs @ 12.09 hrs, Volume= 514 cf, Depth= 2.55"
 Routed to Reach WPLP : West Parking Lot (Pr)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-Year-Storm Rainfall=4.70"

Area (sf)	CN	Description
2,425	79	50-75% Grass cover, Fair, HSG C
2,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Reach DP-1E: DP-1E

Inflow Area = 91,100 sf, 39.93% Impervious, Inflow Depth = 3.28" for 10-Year-Storm event
 Inflow = 7.72 cfs @ 12.09 hrs, Volume= 24,885 cf
 Outflow = 7.72 cfs @ 12.09 hrs, Volume= 24,885 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach DP-1P: DP-1P

Inflow Area = 91,100 sf, 72.73% Impervious, Inflow Depth = 3.22" for 10-Year-Storm event
 Inflow = 8.92 cfs @ 12.09 hrs, Volume= 24,430 cf
 Outflow = 8.92 cfs @ 12.09 hrs, Volume= 24,430 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLE: East Parking Lot (Ex)

Inflow Area = 79,516 sf, 45.75% Impervious, Inflow Depth = 3.38" for 10-Year-Storm event
 Inflow = 6.95 cfs @ 12.09 hrs, Volume= 22,428 cf
 Outflow = 6.95 cfs @ 12.09 hrs, Volume= 22,428 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLP: East Parking Lot (Pr)

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 3.24" for 10-Year-Storm event
 Inflow = 8.75 cfs @ 12.09 hrs, Volume= 23,915 cf
 Outflow = 8.75 cfs @ 12.09 hrs, Volume= 23,915 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLE: West Parking Lot (Ex)

Inflow Area = 11,584 sf, 0.00% Impervious, Inflow Depth = 2.55" for 10-Year-Storm event
 Inflow = 0.78 cfs @ 12.09 hrs, Volume= 2,457 cf
 Outflow = 0.78 cfs @ 12.09 hrs, Volume= 2,457 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLP: West Parking Lot (Pr)

Inflow Area = 2,425 sf, 0.00% Impervious, Inflow Depth = 2.55" for 10-Year-Storm event
 Inflow = 0.16 cfs @ 12.09 hrs, Volume= 514 cf
 Outflow = 0.16 cfs @ 12.09 hrs, Volume= 514 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Subsurface Storage

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 3.80" for 10-Year-Storm event
 Inflow = 8.44 cfs @ 12.09 hrs, Volume= 28,056 cf
 Outflow = 8.77 cfs @ 12.09 hrs, Volume= 25,144 cf, Atten= 0%, Lag= 0.3 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 1,229 cf
 Primary = 8.75 cfs @ 12.09 hrs, Volume= 23,915 cf
 Routed to Reach EPLP : East Parking Lot (Pr)

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 216.75' @ 12.09 hrs Surf.Area= 3,435 sf Storage= 3,199 cf

Plug-Flow detention time= 89.1 min calculated for 25,144 cf (90% of inflow)
 Center-of-Mass det. time= 39.1 min (823.8 - 784.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	213.41'	1,053 cf	33.53'W x 102.43'L x 1.57'H Field A 5,392 cf Overall - 2,384 cf Embedded = 3,008 cf x 35.0% Voids
#2A	213.66'	2,145 cf	Ferguson R-Tank XD 5 x 900 Inside #1 Inside= 19.7"W x 9.8"H => 1.21 sf x 1.97'L = 2.4 cf Outside= 19.7"W x 9.8"H => 1.35 sf x 1.97'L = 2.6 cf 900 Chambers in 18 Rows
#3	214.98'	2 cf	Custom Stage Data (Prismatic) Listed below
		3,200 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.98	0	0	0
219.00	1	2	2

Device	Routing	Invert	Outlet Devices
#1	Discarded	213.41'	0.170 in/hr Exfiltration over Surface area
#2	Primary	216.25'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Primary	214.98'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	215.15'	8.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=216.73' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=8.50 cfs @ 12.09 hrs HW=216.73' (Free Discharge)

↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 6.49 cfs @ 2.27 fps)

↑ **3=Orifice/Grate** (Orifice Controls 0.14 cfs @ 6.22 fps)

↑ **4=Orifice/Grate** (Orifice Controls 1.88 cfs @ 5.38 fps)

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: EX-1	Runoff Area=79,516 sf 45.75% Impervious Runoff Depth=5.30" Tc=6.0 min CN=88 Runoff=10.64 cfs 35,135 cf
Subcatchment EX-2: EX-2	Runoff Area=11,584 sf 0.00% Impervious Runoff Depth=4.31" Tc=6.0 min CN=79 Runoff=1.31 cfs 4,161 cf
Subcatchment PR-1: PR-1	Runoff Area=88,675 sf 74.72% Impervious Runoff Depth=5.76" Tc=6.0 min CN=92 Runoff=12.50 cfs 42,555 cf
Subcatchment PR-2: PR-2	Runoff Area=2,425 sf 0.00% Impervious Runoff Depth=4.31" Tc=6.0 min CN=79 Runoff=0.27 cfs 871 cf
Reach DP-1E: DP-1E	Inflow=11.95 cfs 39,296 cf Outflow=11.95 cfs 39,296 cf
Reach DP-1P: DP-1P	Inflow=12.77 cfs 39,224 cf Outflow=12.77 cfs 39,224 cf
Reach EPLE: East Parking Lot (Ex)	Inflow=10.64 cfs 35,135 cf Outflow=10.64 cfs 35,135 cf
Reach EPLP: East Parking Lot (Pr)	Inflow=12.50 cfs 38,353 cf Outflow=12.50 cfs 38,353 cf
Reach WPLE: West Parking Lot (Ex)	Inflow=1.31 cfs 4,161 cf Outflow=1.31 cfs 4,161 cf
Reach WPLP: West Parking Lot (Pr)	Inflow=0.27 cfs 871 cf Outflow=0.27 cfs 871 cf
Pond 1P: Subsurface Storage	Peak Elev=216.91' Storage=3,199 cf Inflow=12.50 cfs 42,555 cf Discarded=0.01 cfs 1,288 cf Primary=12.50 cfs 38,353 cf Outflow=12.51 cfs 39,641 cf
Total Runoff Area = 182,200 sf Runoff Volume = 82,722 cf Average Runoff Depth = 5.45" 43.67% Pervious = 79,568 sf 56.33% Impervious = 102,632 sf	

Summary for Subcatchment EX-1: EX-1

Runoff = 10.64 cfs @ 12.09 hrs, Volume= 35,135 cf, Depth= 5.30"
 Routed to Reach EPLE : East Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year-Storm Rainfall=6.70"

Area (sf)	CN	Description
43,138	79	50-75% Grass cover, Fair, HSG C
36,378	98	Unconnected pavement, HSG C
79,516	88	Weighted Average
43,138		54.25% Pervious Area
36,378		45.75% Impervious Area
36,378		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment EX-2: EX-2

Runoff = 1.31 cfs @ 12.09 hrs, Volume= 4,161 cf, Depth= 4.31"
 Routed to Reach WPLE : West Parking Lot (Ex)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year-Storm Rainfall=6.70"

Area (sf)	CN	Description
11,584	79	50-75% Grass cover, Fair, HSG C
11,584		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-1: PR-1

Runoff = 12.50 cfs @ 12.09 hrs, Volume= 42,555 cf, Depth= 5.76"
 Routed to Pond 1P : Subsurface Storage

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year-Storm Rainfall=6.70"

Area (sf)	CN	Description
66,254	98	Unconnected pavement, HSG C
22,421	74	>75% Grass cover, Good, HSG C
88,675	92	Weighted Average
22,421		25.28% Pervious Area
66,254		74.72% Impervious Area
66,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment PR-2: PR-2

Runoff = 0.27 cfs @ 12.09 hrs, Volume= 871 cf, Depth= 4.31"
 Routed to Reach WPLP : West Parking Lot (Pr)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year-Storm Rainfall=6.70"

Area (sf)	CN	Description
2,425	79	50-75% Grass cover, Fair, HSG C
2,425		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Reach DP-1E: DP-1E

Inflow Area = 91,100 sf, 39.93% Impervious, Inflow Depth = 5.18" for 100-Year-Storm event
 Inflow = 11.95 cfs @ 12.09 hrs, Volume= 39,296 cf
 Outflow = 11.95 cfs @ 12.09 hrs, Volume= 39,296 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach DP-1P: DP-1P

Inflow Area = 91,100 sf, 72.73% Impervious, Inflow Depth = 5.17" for 100-Year-Storm event
 Inflow = 12.77 cfs @ 12.09 hrs, Volume= 39,224 cf
 Outflow = 12.77 cfs @ 12.09 hrs, Volume= 39,224 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLE: East Parking Lot (Ex)

Inflow Area = 79,516 sf, 45.75% Impervious, Inflow Depth = 5.30" for 100-Year-Storm event
 Inflow = 10.64 cfs @ 12.09 hrs, Volume= 35,135 cf
 Outflow = 10.64 cfs @ 12.09 hrs, Volume= 35,135 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach EPLP: East Parking Lot (Pr)

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 5.19" for 100-Year-Storm event
 Inflow = 12.50 cfs @ 12.09 hrs, Volume= 38,353 cf
 Outflow = 12.50 cfs @ 12.09 hrs, Volume= 38,353 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLE: West Parking Lot (Ex)

Inflow Area = 11,584 sf, 0.00% Impervious, Inflow Depth = 4.31" for 100-Year-Storm event
 Inflow = 1.31 cfs @ 12.09 hrs, Volume= 4,161 cf
 Outflow = 1.31 cfs @ 12.09 hrs, Volume= 4,161 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1E : DP-1E

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Reach WPLP: West Parking Lot (Pr)

Inflow Area = 2,425 sf, 0.00% Impervious, Inflow Depth = 4.31" for 100-Year-Storm event
 Inflow = 0.27 cfs @ 12.09 hrs, Volume= 871 cf
 Outflow = 0.27 cfs @ 12.09 hrs, Volume= 871 cf, Atten= 0%, Lag= 0.0 min
 Routed to Reach DP-1P : DP-1P

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Subsurface Storage

Inflow Area = 88,675 sf, 74.72% Impervious, Inflow Depth = 5.76" for 100-Year-Storm event
 Inflow = 12.50 cfs @ 12.09 hrs, Volume= 42,555 cf
 Outflow = 12.51 cfs @ 12.09 hrs, Volume= 39,641 cf, Atten= 0%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 12.09 hrs, Volume= 1,288 cf
 Primary = 12.50 cfs @ 12.09 hrs, Volume= 38,353 cf
 Routed to Reach EPLP : East Parking Lot (Pr)

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 216.91' @ 12.09 hrs Surf.Area= 3,435 sf Storage= 3,199 cf

Plug-Flow detention time= 67.8 min calculated for 39,641 cf (93% of inflow)
 Center-of-Mass det. time= 31.0 min (804.9 - 774.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	213.41'	1,053 cf	33.53'W x 102.43'L x 1.57'H Field A 5,392 cf Overall - 2,384 cf Embedded = 3,008 cf x 35.0% Voids
#2A	213.66'	2,145 cf	Ferguson R-Tank XD 5 x 900 Inside #1 Inside= 19.7"W x 9.8"H => 1.21 sf x 1.97'L = 2.4 cf Outside= 19.7"W x 9.8"H => 1.35 sf x 1.97'L = 2.6 cf 900 Chambers in 18 Rows
#3	214.98'	2 cf	Custom Stage Data (Prismatic) Listed below
		3,200 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.98	0	0	0
219.00	1	2	2

Device	Routing	Invert	Outlet Devices
#1	Discarded	213.41'	0.170 in/hr Exfiltration over Surface area
#2	Primary	216.25'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Primary	214.98'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	215.15'	8.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 12.09 hrs HW=216.90' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=12.16 cfs @ 12.09 hrs HW=216.90' (Free Discharge)

↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 10.02 cfs @ 2.63 fps)

— **3=Orifice/Grate** (Orifice Controls 0.14 cfs @ 6.52 fps)

— **4=Orifice/Grate** (Orifice Controls 2.00 cfs @ 5.73 fps)

Operations & Maintenance Plan

Operation and Maintenance Plan

Town of Needham
Needham High School Tennis
Court Renovation

609 Webster Street
Needham, Massachusetts

Owner:

Town of Needham
1471 Highland Ave
Needham, MA 02492
(781) 455-7500

Submitted To:

Town of Needham
Planning Board
1471 Highland Ave
Needham, MA 02492
(781) 455-7526

Applicant:

Activitas, Inc.
70 Milton Street
Dedham, MA 02026
(781) 355-7040



M. Buczynski
2/6/23

February 6, 2024

Table of Contents

Table of Contents.....*i*

1.0 Operation and Maintenance Plan **1**

 1.1 Area Drains 1

 1.2 Subsurface Chamber System 1

 1.3 Outlet Control Structure 1

 1.4 Vegetated Areas Maintenance 2

 1.5 Spill Prevention and Control Plan 2

2.0 Appendices **3**

 2.1 Operations and Maintenance Logs 1

1.0 Operation and Maintenance Plan

The Town of Needham High School Tennis project site is subject to Standard 9 - Operation and Maintenance Plan of the Massachusetts Stormwater Handbook. This Operation and Maintenance Plan details management recommendations for long-term pollution prevention.

The area to be renovated is the existing Needham High School Tennis Facility located at 609 Webster Street. The project scope is limited to an area of approximately 2.09 acres. The project consists of installation of four (4) new tennis courts, renovations to the existing four (4) tennis courts, ADA accessible walkways leading from the parking lot to tennis court areas, new spectator seating areas, and drainage improvements.

The surfacing types within the limit of work consist of cement concrete, post tension concrete, bituminous asphalt, and grassed areas.

1.1 Area Drains

Area drains should be cleaned twice per year. Area drains should be checked at least four times a year and at the end of the foliage and snow-removal seasons.

- Record all maintenance and repairs. Submit reports every year for compliance.
- Inspect all area drains after every storm (or at least four times a year) and at the end of the foliage and snow-removal seasons.
- If sediment is more than six inches deep and/or there are floatable pollutants, they will be removed from the drain and disposed of.
- During colder periods, area drain grates shall be kept free of ice and snow.
- During warmer periods, area drain grates shall be kept free of leaves, litter, sand, and other debris.

1.2 Subsurface Chamber System

The subsurface chamber system should be inspected monthly within the first year of installation. Inspections should begin with upstream and downstream structures for signs of sediment or other debris and standing water in the upstream manhole. Use of a pipe camera is recommended to inspect the pipes and chambers. The recharge system has been designed with inspection ports at the end of each row of chambers. If warranted, sections of the turf field should be removed, and inspection ports accessed.

- The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.

Debris removed from the stormwater management system shall be disposed of in accordance with

1.3 Outlet Control Structure

There will be one outlet control structure on site to control the flow out of the tennis court drainage system. The outlet control structure should be inspected twice each year and cleaned twice per year. The outlet control structure should be checked at least four times a year and at the end of the foliage and snow-removal season.

- Record all maintenance and repairs. Submit reports every year for compliance.
- Inspect the outlet control structure every storm (or at least four times a year) and at the end of the foliage and snow-removal season.
- If sediment is more than six inches deep and/or there are floatable pollutants, they will be removed from the outlet control structure and disposed of.

1.4 Vegetated Areas Maintenance

Although not a structural component of the drainage system, the maintenance of vegetated areas may affect the function of stormwater management practices. This includes the health/density of vegetative cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves and yard trimmings.

- Inspect planted areas on a semi-annual basis and remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Immediately clean any soil deposited on pavement.
- Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming.
- Plant alternative mixture of grass species in the event of unsuccessful establishment.

1.5 Spill Prevention and Control Plan

The Property Owner will be responsible for training of people in the proper handling and cleanup of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated stormwater.

In order to minimize the potential for a spill of hazardous materials to come into contact with stormwater, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on the site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dustpans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the maintenance area of the site.
4. Manufacturers recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

In the event of a spill, the following procedures should be followed:

1. All spills will be cleaned up immediately after discovery.
2. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with hazardous substances.
3. The Owner will be notified immediately.
4. Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill.

The Property Owner will be the spill prevention and response coordinator. He will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and other applicable areas onsite.

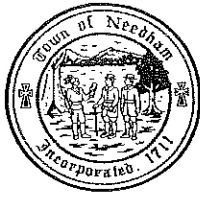
2.0 Appendices

2.1 Operations and Maintenance Logs

Inspection for Year: _____

NOTE: See Operations and Maintenance Plan for details of inspection requirements.

Structural Best Management Practice	Action	Date Completed	Comments	Completed By	Action	Date Completed	Comments	Completed By
Area Drains	Inspect				Clean (if required— See Plan for details.)			
Outlet Control Structure	Inspect				Clean (if required— See Plan for details.)			
Subsurface Recharge System—Inspect every 5 years, clean as required.	Inspect				Clean (if required— See Plan for details.)			



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

March 13, 2024

Needham Planning Board
Needham Public Service Administration Building
Needham, MA 02492

RE: Case Review-Special Permit Amendment
609 Webster Street- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above-referenced Special Permit to amend the special Permit No 2004-01 to include the renovation and addition of new tennis courts at Needham High School.

The documents submitted for review are as follows:

- Application for the Amendment to Major Project Special Permit No. 2024-01
- Letter from Chris Heep, Town Counsel, dated February 26, 2024
- Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas consisting of 8 Sheets
- Stormwater Management And Erosion Control Report, prepared by Activitas, dated February 6, 2024

Our comments and recommendations are as follows:

- We have no comment or objection to the Special Permit

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas A Ryder
Town Engineer
tryder

From: [John Schlittler](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham High School Amendment - Tennis Courts
Date: Wednesday, February 28, 2024 3:51:39 PM

Police has no issue

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, February 28, 2024 9:00 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcDonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Edward Olsen <eolsen@needhamma.gov>
Subject: Request for comment - Needham High School Amendment - Tennis Courts

Dear all,

We have received the attached application materials for the proposal to permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 19, 2024. Please send your comments by Wednesday March 13, 2024 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Major Project Special Permit No. 2024-01.
2. Letter from Chris Heep, Town Counsel, dated February 26, 2024.
3. Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas, 70 Milton Street, Dedham, MA 02026, consisting of 9 sheets: Sheet 1, Cover Sheet, dated February 6, 2024; Sheet 2, Sheet EX1.1, entitled "Existing Conditions Plan," dated February 6, 2024; Sheet 3, Sheet SP1.1, entitled "Site Preparation Plan," dated February 6, 2024; Sheet 4, Sheet SP1.2, entitled "Site Preparation Detail Sheet," dated February 6, 2024; Sheet 5, Sheet L1.1, entitled "Layout and Materials Plan," dated February 6, 2024; Sheet 6, Sheet L2.1, entitled "Grading and Utility Plan," dated February 6, 2024; Sheet 7, Sheet L3.1, entitled "Detail Sheet I," dated February 6, 2024; Sheet 8, Sheet L3.2, entitled "Detail Sheet II," dated February 6, 2024; Sheet 9, Sheet L3.3, entitled "Detail Sheet II," dated February 6, 2024.

4. Stormwater Management And Erosion Control Report, prepared by Activitas, 70 Milton Street, Dedham, MA 02026, dated February 6, 2024.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Tara Gurge](#)
To: [Alexandra Clee](#); [Lee Newman](#)
Cc: [Sainath Palani](#)
Subject: FW: Request for comment - Needham High School Amendment - Tennis Courts
Date: Monday, March 4, 2024 9:13:33 AM
Attachments: [image002.png](#)
[image003.png](#)

Hello Alex / Lee –

Here are the Public Health Divisions comments for the proposed Planning Board project for **the Needham High School Amendment - Tennis Courts**. See below:

- Sufficient trash and recycling containers shall be placed on site in the existing and the new tennis court areas and these waste containers must be on a sufficient trash and recycling pick up schedule. The area must be left in a clean and sanitary condition after each service and include the clean-up of any waste left near the courts and canopy in order to prevent the attraction of pests.
- Not sure if any new lighting will be installed around the courts, if so, bright light shall not be allowed to migrate onto abutting neighboring properties. As long as any new or existing installed lights are directed downward and are not allowed to have bright light migrate into other neighboring properties, that will prevent the risk of causing any potential public health nuisance issues.
- No stormwater runoff issues should be created by this addition/renovation that would impact neighbors and that water cannot stagnate in or around the courts. We see that you conducted a stormwater analysis, which should address this potential concern.
- We request that no smoking and littering signs be posted by the canopy.

Please let us know if you have any questions on these requirements or let us know if you need any additional information from us.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



please consider the environment before printing this email

STATEMENT OF CONFIDENTIALITY

This e-mail, including any attached files, may contain confidential and privileged information for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive information for the recipient), please contact the sender by reply e-mail and delete all copies of this message. Thank you.



[Follow Needham Public Health on Twitter!](#)

From: Alexandra Clee <aclee@needhamma.gov>

Sent: Wednesday, February 28, 2024 9:00 AM

To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>

Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Edward Olsen <eolsen@needhamma.gov>

Subject: Request for comment - Needham High School Amendment - Tennis Courts

Dear all,

We have received the attached application materials for the proposal to permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 19, 2024. Please send your comments by Wednesday March 13, 2024 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Major Project Special Permit No. 2024-01.
2. Letter from Chris Heep, Town Counsel, dated February 26, 2024.
3. Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas, 70 Milton Street, Dedham, MA 02026, consisting of 9 sheets: Sheet 1, Cover Sheet, dated February 6, 2024; Sheet 2, Sheet EX1.1, entitled "Existing Conditions Plan," dated February 6, 2024; Sheet 3, Sheet SP1.1, entitled "Site Preparation Plan," dated February 6, 2024; Sheet 4, Sheet SP1.2, entitled "Site Preparation Detail Sheet," dated February 6, 2024; Sheet 5, Sheet L1.1, entitled "Layout and Materials Plan," dated February 6, 2024; Sheet 6, Sheet L2.1, entitled "Grading and Utility Plan," dated February 6, 2024; Sheet 7, Sheet L3.1,

entitled "Detail Sheet I," dated February 6, 2024; Sheet 8, Sheet L3.2, entitled "Detail Sheet II," dated February 6, 2024; Sheet 9, Sheet L3.3, entitled "Detail Sheet II," dated February 6, 2024.

4. Stormwater Management And Erosion Control Report, prepared by Activitas, 70 Milton Street, Dedham, MA 02026, dated February 6, 2024.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Joseph Prondak](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham High School Amendment - Tennis Courts
Date: Thursday, February 29, 2024 11:42:58 AM

Hello Alex,

We have reviewed the plans on this proposal and have no additional comments.

Sincerely,

Joe Prondak
Needham Building Commissioner
781-455-7550 x308

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, February 28, 2024 9:00 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Edward Olsen <eolsen@needhamma.gov>
Subject: Request for comment - Needham High School Amendment - Tennis Courts

Dear all,

We have received the attached application materials for the proposal to permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 19, 2024. Please send your comments by Wednesday March 13, 2024 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Major Project Special Permit No. 2024-01.
2. Letter from Chris Heep, Town Counsel, dated February 26, 2024.
3. Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas, 70 Milton Street, Dedham, MA 02026, consisting of 9 sheets: Sheet 1,

Cover Sheet, dated February 6, 2024; Sheet 2, Sheet EX1.1, entitled "Existing Conditions Plan," dated February 6, 2024; Sheet 3, Sheet SP1.1, entitled "Site Preparation Plan," dated February 6, 2024; Sheet 4, Sheet SP1.2, entitled "Site Preparation Detail Sheet," dated February 6, 2024; Sheet 5, Sheet L1.1, entitled "Layout and Materials Plan," dated February 6, 2024; Sheet 6, Sheet L2.1, entitled "Grading and Utility Plan," dated February 6, 2024; Sheet 7, Sheet L3.1, entitled "Detail Sheet I," dated February 6, 2024; Sheet 8, Sheet L3.2, entitled "Detail Sheet II," dated February 6, 2024; Sheet 9, Sheet L3.3, entitled "Detail Sheet II," dated February 6, 2024.

4. Stormwater Management And Erosion Control Report, prepared by Activitas, 70 Milton Street, Dedham, MA 02026, dated February 6, 2024.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Edward Olsen](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham High School Amendment - Tennis Courts
Date: Friday, March 8, 2024 11:23:32 AM

Hi Alex,

I have reviewed this application and plans for this Tennis court renovation work. Parks & Forestry has no objections. This proposed work has our support as it moves forward.

Thanks,

Eddie

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Wednesday, February 28, 2024 9:00 AM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>; Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Edward Olsen <eolsen@needhamma.gov>
Subject: Request for comment - Needham High School Amendment - Tennis Courts

Dear all,

We have received the attached application materials for the proposal to permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 19, 2024. Please send your comments by Wednesday March 13, 2024 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Major Project Special Permit No. 2024-01.
2. Letter from Chris Heep, Town Counsel, dated February 26, 2024.
3. Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas, 70 Milton Street, Dedham, MA 02026, consisting of 9 sheets: Sheet 1, Cover Sheet, dated February 6, 2024; Sheet 2, Sheet EX1.1, entitled "Existing Conditions Plan," dated February 6, 2024; Sheet 3, Sheet SP1.1, entitled "Site Preparation Plan," dated February 6, 2024; Sheet 4, Sheet SP1.2, entitled "Site Preparation Detail Sheet," dated February 6,

2024; Sheet 5, Sheet L1.1, entitled "Layout and Materials Plan," dated February 6, 2024; Sheet 6, Sheet L2.1, entitled "Grading and Utility Plan," dated February 6, 2024; Sheet 7, Sheet L3.1, entitled "Detail Sheet I," dated February 6, 2024; Sheet 8, Sheet L3.2, entitled "Detail Sheet II," dated February 6, 2024; Sheet 9, Sheet L3.3, entitled "Detail Sheet II," dated February 6, 2024.

4. Stormwater Management And Erosion Control Report, prepared by Activitas, 70 Milton Street, Dedham, MA 02026, dated February 6, 2024.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

From: [Tom Conroy](#)
To: [Alexandra Clee](#)
Subject: RE: Request for comment - Needham High School Amendment - Tennis Courts
Date: Tuesday, March 12, 2024 3:03:11 PM
Attachments: [image001.png](#)

Hi Alex,
No issues with the Fire dept. Let me know if you need anything else.
Thank you.



Thomas M. Conroy

Fire Chief - Needham Fire Department

tconroy@needhamma.gov

Ph (781) 455-7580

From: Alexandra Clee <aclee@needhamma.gov>
Sent: Tuesday, March 12, 2024 2:44 PM
To: Tom Conroy <TConroy@needhamma.gov>
Subject: Fwd: Request for comment - Needham High School Amendment - Tennis Courts

Checking in with Fire, regarding comments.

Thanks.

Alexandra Clee

Assistant Town Planner

Needham, MA

781-455-7550 ext. 271

www.needhamma.gov

From: Alexandra Clee
Sent: Tuesday, February 27, 2024 7:35:37 PM
To: Joseph Prondak <jprondak@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Timothy McDonald <tmcdonald@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; Carys Lustig <clustig@needhamma.gov>
Cc: Elisa Litchman <elitchman@needhamma.gov>; Lee Newman <LNewman@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Donald Anastasi <DAnastasi@needhamma.gov>;

Jay Steeves <steevesj@needhamma.gov>; Ronnie Gavel <rgavel@needhamma.gov>; Edward Olsen <eolsen@needhamma.gov>

Subject: Request for comment - Needham High School Amendment - Tennis Courts

Dear all,

We have received the attached application materials for the proposal to permit the renovation of four (4) existing tennis courts, the addition of four (4) new tennis courts, installation of stormwater management improvements, ADA accessible walkways, and landscape improvements. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 19, 2024. Please send your comments by Wednesday March 13, 2024 at the latest.

The documents attached for your review are as follows:

1. Application for the Amendment to Major Project Special Permit No. 2024-01.
2. Letter from Chris Heep, Town Counsel, dated February 26, 2024.
3. Plan set entitled "Town Of Needham, Needham High School, Tennis Court Renovation" prepared by Activitas, 70 Milton Street, Dedham, MA 02026, consisting of 9 sheets: Sheet 1, Cover Sheet, dated February 6, 2024; Sheet 2, Sheet EX1.1, entitled "Existing Conditions Plan," dated February 6, 2024; Sheet 3, Sheet SP1.1, entitled "Site Preparation Plan," dated February 6, 2024; Sheet 4, Sheet SP1.2, entitled "Site Preparation Detail Sheet," dated February 6, 2024; Sheet 5, Sheet L1.1, entitled "Layout and Materials Plan," dated February 6, 2024; Sheet 6, Sheet L2.1, entitled "Grading and Utility Plan," dated February 6, 2024; Sheet 7, Sheet L3.1, entitled "Detail Sheet I," dated February 6, 2024; Sheet 8, Sheet L3.2, entitled "Detail Sheet II," dated February 6, 2024; Sheet 9, Sheet L3.3, entitled "Detail Sheet II," dated February 6, 2024.
4. Stormwater Management And Erosion Control Report, prepared by Activitas, 70 Milton Street, Dedham, MA 02026, dated February 6, 2024.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

Hello - I live at 41 Rosemary St., across from the old high school driveway.

I would like to comment on the proposed installation of 4 new tennis courts. I understand that 5 courts are needed for the team tennis matches, so it makes sense to add one court and renovate the current ones. I am very concerned that there will be pressure from the pickleball community to use additional courts for pickleball! We all know that Pickleball is a very fast growing sport, especially with the older population which is now a larger portion of the Needham population.

As we all know, it is an extremely noisy sport and would ruin the ambience of the neighborhood. Honestly, the pickleball that has been played the past 2 summers has been totally distracting and annoying. I can hear it in my back yard on the opposite side of Rosemary Street! **This is a game that has to be played in a nonresidential area.**

The town of Needham is very lucky to have a large industrial area for many reasons. Perhaps there is a spot in that area where courts could be built for pickleball. I worry that if the town puts a lot of money into building courts in this location, there would be pressure to use them! Even if restrictions are put on the use initially, I'm envisioning a group of 50 crazed senior pickleballers storming the planning board meetings in the future!

Let's address the need for courts for the fast growing sport of pickleball by finding a location for that in conjunction with the plan for the high school tennis courts.

Thank you for taking consideration of all the town's needs!



Dr. Harriet Dann
41 Rosemary St

To: Needham Planning Board

From: Nancy O'Leary, 46 Rosemary St.

Regarding the Application for Site Plan Review for new courts at Needham High School under the Town's "Request to Amend Major Project Site Plan Special permit NO. 2004-01, High School Tennis Court Renovation"

Dear Planning Board Members,

We appreciate the opportunity to share our views and present some facts that could inform your decision regarding this application. While we appreciate the interest in expanding access to tennis courts at the High School, we respectfully ask that you vote to reject this application because of the seriously detrimental impact on adjoining residences and the environment.

Despite the Town describing this as a "Tennis Court Renovation," this is not just a renovation of existing courts, but a major expansion that builds four new courts. **This major project would create a significant negative impact for neighbors, particularly in terms of noise.** The proposed plan would place a new public athletic facility, which can be used from dawn to dusk by the community, just 25 feet from residential properties, without taking reasonable steps to minimize the impact on neighbors in this residential district.

We believe that a number of issues should be addressed by the Town before approving any amendment to allow construction of new courts.

Issue #1 – The use of the courts for pickleball

Despite the use of the term "tennis courts" in the Town's request, there is nothing in this application that would limit the use of these facilities to tennis. **Indeed, the so-called "tennis courts" currently at NHS are lined for and used for pickleball.**

Pickleball is a court sport that is exploding in popularity. It is also creating an explosion of controversy and legal battles over the loud and intensely disturbing noise created by a hard racket hitting a hard plastic ball.

- From the *New York Times*, June 30, 2023: **"Shattered Nerves, Sleepless Nights: Pickleball Noise Is Driving Everyone Nuts:** The incessant pop-pop-pop of the fast-growing sport has brought on a nationwide scourge of unneighborly clashes, petitions, calls to the police and lawsuits, with no solution in sight."¹
- In Denver, two recently built sets of pickleball courts in parks have been closed due to noise problems. **"We made mistakes because we built courts that were too close to people's homes,"** said Scott Gilmore, the deputy executive director of Denver Parks &

Recreation, and the city is now looking at [putting] courts **at least 500 feet away from homes**, reports Westword news, October 27, 2023.²

- CBS News reports that **“Wellesley considering pickleball court changes after noise complaints,”** March 3, 2023.³
- According to the Falmouth Enterprise, **“Plans for about a dozen pickleball courts at Trotting Park in Falmouth fell through after a noise study found that the game would cause too much noise.** The town withdrew its application for funding on January 4, 2024.⁴
- On September 20, 2023, the Lexington Recreation Committee approved the following motion concerning the newly constructed Gallagher Courts: **“At this time, in light of the proximity of the abutting property lines and the noise associated with pickleball, the Recreation Committee votes to not line the Gallagher Courts for pickleball and votes to not permit the Gallagher Courts for pickleball use.”**⁵

So what is behind all these problems with pickleball?

To understand what the fuss is about, I strongly recommend that the Planning Board and other Needham officials read the report **“Pickleball Noise Impact Assessment and Abatement Planning,”** prepared for the City of Centennial Colorado on July 11, 2023 by an acoustic engineering firm.⁶ The city of Centennial wanted to understand best practices around where and how to build pickleball courts.

The 77-page report explains the science behind why pickleball is so bothersome to neighbors, as it creates what is known as **“impulsive sound:”** **“The sound produced by the impact between a pickleball and paddle is characterized by a rapid onset and brief duration, typically on the order of 2 to 10 milliseconds (0.002 to 0.010 seconds) for the direct path sound. This classifies it as impulsive sound.”** (pg. 40) Later, the report notes that **“This sound has been classified as highly impulsive for the purpose of noise assessment under ANSI S12.9.”** (pg. 74)

Moreover, the human nervous systems processes impulsive sound differently. As the report puts it: **“Impulsive sounds often create annoyance because they are similar to sounds that contain important information about our environment such as a sound outside the house or a door closing. We are sensitive to these types of sounds because they alert us to events occurring nearby that we may need to respond to. Continuous false alarms make it difficult to relax, concentrate, or sleep soundly without disturbance.”** (pg. 8) In other words, it isn’t just about how loud the “ponk-ponk-ponk” of pickleball is—the **nature of the sound produced is particularly impactful to those nearby.** It is also more difficult to reduce the noise as impulsive sound penetrates barriers more readily.

According to the report: **“Courts located within 350 feet of residential properties in most cases require noise abatement.** Pickleball court sites within 500 to 600 feet of noise sensitive areas should be reviewed by a qualified acoustical engineer in the site selection phase of the project.” (pg. 72)

Before any application should even be considered, clear enforceable rules must be in place to ensure that any courts – including the existing ones—are approved only for tennis use. There should be no possibility that these courts are used for pickleball, skateboarding, roller hockey, go-kart racing or any other activity. Pickleball at the existing courts should be discontinued until a full sound assessment is conducted.

Issue #2 – Too many courts, too much concrete

The current plan calls for adding four new courts, doubling the number of courts to eight. Why are so many courts needed? The MIAA only requires high school teams to have five courts to be eligible to host the state finals.⁷

One of the guidelines for MPSP review is the “relationship of structures and open spaces to the natural landscape.” This project will create a concrete jungle, turning a grass field into an endless concrete tarmac. This field is now used by the community in myriad ways: high school gym classes, summer camps, the boys and girls rugby teams, boys volleyball off season, the senior picnic, the high school track teams, flag football, frisbee-golf players, and just kids playing catch or kicking a ball around.

We know that it makes sense to limit hardscape for a host of environmental reasons, and this plan does the opposite. I am not an expert in hydrology, but I can’t help thinking that more concrete will mean worse drainage.

Adding just 1 or 2 new courts, placed along the existing parking lot, would easily allow for greater setbacks from abutting residents’ property lines, allow for more green space, and more closely maintain the natural character of the space.

Issue #3 – Inadequate setback for adjoining properties

The plan as submitted would place **an endless stream of tennis players just 25 feet from the property line of abutting neighbors**, without any visual or sound barrier except a chain link fence. This is simply not appropriate for a residentially zoned neighborhood, where residents and their children should be able to garden, sunbathe, and relax in their own back yards. (Note: The existing courts, while near abutters, have a topography such that players on the court aren’t constantly looking into the resident’s yard. The new proposed courts are basically on a level with abutting properties.)

The current plans call for the absolutely bare minimum of 25 feet setbacks from neighbors’ property lines, yet leaves roughly 40 feet of “setback” from the parking lot. Why? Why not place

the courts as close as possible to the parking lot, or even repurpose a few feet of the parking lot to allow for greater setbacks for abutters? The current plan seems to give more consideration to cars in a parking lot than to actual neighbors.

Issue #4 – No reasonable sound and sight barriers to minimize intrusiveness.

Given the location of these courts, we believe that some reasonable barriers should be required to provide sight and sound mitigation. We would ask the Planning Board to require that the Town provide some kind of sound barrier (perhaps a 6 foot solid fence?) on the side of the courts facing the neighbors, and a row of sight blocking hedges such as the common arborvitae. These wouldn't cost much, would improve appearance, and would go a long way to providing reasonable sounds and sight buffers appropriate for a residential neighborhood.

Again, these new court facilities as currently laid out would run along the abutting neighbor's property lines at a distance of just 25 feet. How far is 25 feet? It is literally within spitting distance.⁸ Being that close without any sound barrier, even the typical exuberant conversation associated with a tennis match can be disruptive to the peaceful enjoyment of one's property.

The very first criterion of the MPSP review is "Protection of adjoining premises against seriously detrimental uses" including provisions for "sound and sight buffers." This proposal fails that criterion.

We understand the desire of the Town to expand recreational access. But the plans as submitted fail to adequately protect the adjoining residences from seriously negative impact, propose an excessive environmental impact, and fail to include any accommodations to limit the sound and sight intrusion on neighbors.

Sincerely,

Nancy O'Leary

¹ <https://www.nytimes.com/2023/06/30/sports/pickleball-noise-complaints-lawsuits.html>

² <https://www.westword.com/news/eisenhower-pickleball-courts-second-shut-down-in-denver-this-year-18129976>

³ <https://www.cbsnews.com/boston/news/wellesley-pickleball-complaints-hearing/>

⁴ https://www.capenews.net/falmouth/news/plans-for-a-dozen-trotting-park-pickleball-courts-dropped/article_00594c4d-2d51-5453-9b2d-39d37b79b4a2.html#:~:text=Plans%20for%20about%20a%20dozen,for%20fund ing%20on%20January%204.

⁵ <https://www.lexingtonma.gov/DocumentCenter/View/10521/Tennis-and-Pickleball-Feedback-Overview>

⁶ <https://www.centennialco.gov/files/sharedassets/public/v/1/documents/city-projects-and-initiatives/centennial-pickleball-noise-assessment.pdf>

⁷ <https://miaa.net/wp-content/uploads/2023/03/Tennis-Format-2023-FINAL.pdf> See guideline E6, page3.

⁸ According to the Washington Post, in 1979 Jeff “Faucet Man” Barber sent tobacco spit 31 feet, 9.5 inches. <https://www.washingtonpost.com/archive/lifestyle/1979/07/30/31-feet-95-inches-to-immortality/809c7940-1d66-42ff-a526-96db62e4989b/> According to Guinness, the world record for spitting a watermelon seed is over 75 feet.

27 March, 2024

Town of Needham Planning Board

Needham MA

Re: proposed tennis court expansion – NHS

To Whom It May Concern –

I own the property located at 28-30 Rosemary Street which backs up directly to the area proposed in your tennis court expansion. Because of this I object very strongly to what is proposed for the reasons listed below.

This is a High School facility – not a public park. As such, the needs of the high school community should be primary in making any decisions regarding it's space. It is my understanding that MIAA requires five courts for a high school to have home team tournaments, so certainly the renovation of existing courts and the addition of one seems appropriate and reasonable, and I speak for all neighbors unanimously in stating that.

Because the required five courts can only be lined for tennis, the three additional ones will no doubt be lined for pickleball as well, either now or in the future. I speak on behalf of every resident on this street in saying that this is unacceptable.

In executing the proposed plan you would forfeit open space currently used as practice fields for football, volleyball, badminton, rugby and soccer to name a few. These are *high school sports teams* which would have their space forfeited for use primarily by an adult population. That does not seem appropriate. And while I do understand there is a club pickleball team, it still seems as tho the scales are not balanced fairly at all.

If signs are proposed to either limit or ban pickleball by the general population I would respectfully ask how this will be enforced and who's cell number I can call at 7 am on Sunday morning when the jackhammer popping of a pickleball match under my bedroom window wakes me up.

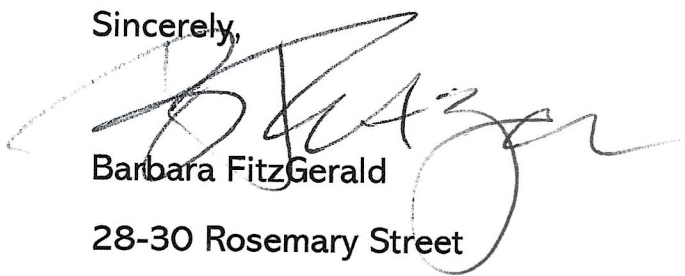
Pickleball is not a kind and gentle sport. It is loud, repetitive and should not be played on top of a residential neighborhood – which we all know is exactly what will happen if this plan is approved as presented.

Pickleball aside there are other questions which beg to be addressed. Who would be maintaining these courts? The town? Are these not the same people responsible for maintaining the existing ones that are 20 years old and have grass growing through the cracks? It appears to be a burden to maintain the existing four...so now we are going to add four more?

Please tell me it will not be the same people responsible for maintaining the town owned fence separating my backyard from the high school which I have been asking *for two years* to be replaced because it has sunk, is broken, rusted, an eyesore and a liability to the highschoolers who take a short cut to the high school up my driveway and over that fence.

The residents on this street all love this neighborhood and take great care in being respectful neighbors to each other as well as the High School. We are asking that the Planning Board please recognize the Town's responsibility to treat us with the same level of respect.

Sincerely,



Barbara Fitzgerald

28-30 Rosemary Street

To: Needham Planning Board

From: Ross and Julie Dananberg, 36 Rosemary St.

Regarding the Application for Site Plan Review for new courts at Needham High School under the Town's "Request to Amend Major Project Site Plan Special permit NO. 2004-01, High School Tennis Court Renovation"

Dear Needham Planning Board,

Hello, we are Julie, Ross, Ethan and Nora Dananberg at 36 Rosemary St. We moved in about 8 years ago, and have very much enjoyed living in Needham and have been welcomed by the community. When we chose the house, we saw the location next to the high school as a positive. We have enjoyed the close proximity to watching the volleyball and basketball games. We also enjoy using the tennis courts in the warm weather. The children frequently run around and play on the field next to the courts, as well. For years, we have been hoping for the courts to be renovated. They are not in good condition, and are in need of repair. This will help us personally, but more importantly it is the right thing to do for the athletes and students at NHS.

However, we have major concerns about the current proposal. This MAJOR project would create a significant negative impact for neighbors, particularly in terms of noise, green space, and flooding. We request that the current proposal be REJECTED, and reconsidered with the following in mind:

1. The courts' **setbacks** are much too close to our property line. Although they are likely within the town's rules, there is more space closer to the parking lot that they could be moved back to. The noise and visual distractions and views from our property could be alleviated with more space.
2. There is no need for an additional four courts at the expense of field space. The high school team requires five courts. If one or two were added, it would allow for the use of the field in some capacity. We currently watch every day in the fall and spring, and see high school students' classes and after school sports teams using the field. It is the only flat, rectangular green space on the high school property. Where will the current PE classes and sports teams practice and play without the field?
3. **PICKLEBALL!** There are currently lines on two of the courts for pickleball. Although we thoroughly enjoy and support the sport in general, it is extremely detrimental to our health (noise pollution) and property values to have pickleball courts for the public so close to such a high number of abutting homes. No one would purchase a home so close to a pickleball court. This would in effect, make our home unsellable. Our home would be directly behind these courts. We have young children. There is no sound barrier between our home and the courts. The noise is extremely loud already, with the pickleball that occurs next to the gym, which is significantly farther away from the current proposed courts. Although

there is a high school pickleball club and it is a part of the wellness curriculum, this can be limited to ONLY high school students during the school day. These courts are primarily for the use of high school students, not the public. There are countless lawsuits out in Massachusetts towns and beyond dealing with this exact issue. Our neighborhood is prepared to go this route, if needed, but we hope to make agreeable rules around this issue preventatively so legal action is not needed. We would like, in writing, a rule about NO pickleball on any of the tennis courts for public use, outside of school hours, now and in the future. Pickleball lines are not allowed to be marked on official high school tennis courts. An easy solution to this issue for the future, is to limit the amount of courts the number necessary for the high school team. Then no pickleball lines will be allowed to be marked.

4. **Water drainage:** Clearly there have been numerous instances over the past couple of years of flooding in town. With the current proposal to eliminate almost all of the green space, and replace with hardscape, this issue is bound to get detrimentally worse. Several businesses and homes abutting the high school dealt with severe flood damage last year when the water poured down the high school hill and steps into the businesses. Our house has a sloping yard towards the house, along with our neighbors. Without proper green space and water drainage, there will be significant risk of flooding to our property. Who would be responsible for this? We haven't had flooding at our house before, and if this changes despite our request for it not to, who would pay for flood damage to our home?

QUESTIONS:

- Who will be responsible for maintenance of this area? Currently there is often an accumulation of trash that can blow into the neighbors' yards and the property owners themselves have done the cleaning up. Going forward, who will be responsible for that?
- Who will manage court usage outside of school hours?
- What limitations will there be on court usage by the public?
- What is the plan for the trees between the new courts and the residences? Do they stay? Or will they be removed during construction?
- Will there be a backboard on any of the courts?
- Has a noise study been completed?
- Can there be a financial allowance for a visual/sound barrier such as a higher fence or shrubbery between abutting houses and the courts?

Thank you for your time and consideration on this matter. Please carefully think about how this will affect our livelihood.

Sincerely,
The Dananbergs

From: [Lauren Downey](#)
To: [Alexandra Clee](#)
Subject: New tennis courts project concern
Date: Wednesday, March 27, 2024 9:22:19 PM

Dear Alexandra,

My neighbors along Rosemary Street forwarded your email and encouraged us to get in touch with any concern we might have regarding the new tennis courts at Needham High School. As a teacher at the high school I'm excited by the prospect of having new courts available for the students and community! I think they could be a great addition.

Since I currently walk past the existing tennis courts in order to get to work, I often notice trash that has accumulated in the space behind the existing tennis courts and my neighbor's property. The wind can blow quite severely in that spot and trap debris. I'm wondering who will be responsible for maintaining this new space. No doubt more courts will attract more use/ users, who will leave behind more trash. Is there money in the building budget for ongoing, long term maintenance?

The other concern I have, which I know has been brought up by a number of individuals, is the noise from pickle-ball users. I recently learned the high school has integrated pickle-ball into the wellness curriculum and there is even a high school club team. Fabulous! Use of the courts during the school day is terrific! My concern is that the noise outside of school hours could be extremely disruptive. Has there been a noise study conducted? If not, what are the proposed rules around usage and enforcement of that usage?

Please know that many of us are excited about this project. We are seeking to understand better some of the implications for those of us within such a close proximity.

I look forward to your responses!

Best,

Lauren Downey
#25 Rosemary St

202-320-0269

Sent from my iPhone

Dear Town Planning Commission,

I am writing in response to the special permit application filed by the town of Needham to expand the tennis courts at the High School. As an abutter to this project, I plan to attend the meeting on April 2 but also wanted to share some thoughts in writing.

First, I would like to thank Needham for the investment it is willing to make in our high school, our students and, in particular, athletics. As a parent and a former student athlete I know that good facilities are so important for our schools and town. It would be great to have a tennis facility that our team could be proud of and that the PE classes could use safely.

Having reviewed the plans, I appreciate the thoughtfulness of including shade features for waiting tennis players, addressing the drainage issues of that field area and the plan to leave some of the existing trees to continue growing.

As an abutter my concerns are primarily around increased noise, particularly from sports other than tennis. In recent years the 2 courts closest to the high school gym have been lined for pickleball and there has been a steady stream of pickleball games on those courts ever since (when the courts are open). The noise is very piercing and repetitive, making it hard to have outdoor conversation nearby. And pickleball enthusiasts have such passion for the sport that they are playing from dawn until dusk, which in summer, is 6am to 9pm. We have even had kids playing by the light of the security light on the high school gym wall past 10pm!

In the long shadow of the Covid pandemic we didn't have the heart to complain to the town about this situation. In small quantities, we were just glad people had an outdoor, social, athletic endeavor which they were so obviously enjoying.

In light of expanded courts, however, we feel very strongly that there need to be strong, enforceable rules about using the courts for TENNIS ONLY. These courts are the closest to residences in all of Needham and so should be subject to the strictest sound ordinances and not lined for other sports. Mills and/or Newman courts could serve as the pickleball hubs, with the new high school courts strictly for tennis, when available for public use. There should also be multiple signs on each court reminding court users to be good neighbors to those nearby (litter is also a recurring issue in the field area) and indicating the consequences and/or phone number to call in case the courts are being used inappropriately.

Thank you for your consideration and care to the implementation of this new plan so that enjoyment is maximized for everyone.

24 Rosemary Street
Chris and Linda Kilburn-Peterson

For Planning Board Use Only

**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

Wednesday, April 24, 2024 - 7:30PM

Select Board Chambers Needham Town Hall 1471 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 869-6475-7241 To join the meeting click this link: https://us02web.zoom.us/j/86964757241
---	---

- 1. Minutes** Review and approve Minutes from March 21, 2024 meeting.
- 2. 7:30PM – 315 Chestnut Street**
315 Chestnut Street Needham, LLC, applied to the Board of Appeals for a Special Permit under Sections 3.2.2, 5.1.1.5, 5.1.2. and any other applicable sections of the By-Law to permit the conversion and use of the second floor space, most recently used as office space, for residential purposes as one residential dwelling unit and waiving strict adherence to the number of required parking and the parking plan and design requirements. The property is located at 315 Chestnut Street, Needham, MA in the Chestnut Street Business (CSB) Zoning District.
- 3. 7:30PM – 37 Moseley Avenue**
Saybrook Construction, LLC, applied to the Board of Appeals for a Variance pursuant to Sections 7.5.3, and MGL40A, Section 10, from the following provisions of Section 4.2.3 and any other applicable sections of the By-Law to permit the demolition of a deteriorated single family residential dwelling with detached garage and shed and to allow the construction of a new single-family residential dwelling with a side setback of 13.8 feet where 25 feet are required and a front yard setback of 20 feet where 30 feet are required. The lot contains 35,726 square feet, less than the required 45,000 square feet. The property is located at 37 Moseley Avenue, Needham, MA in the Single Residence A (SRA) Zoning District.

Next ZBA Meeting – Thursday, May 16, 2024
Charles River Room, PSAB, 500 Dedham Ave, Needham

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

March 18, 2024

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: 315 Chestnut Street Needham, LLC
315 Chestnut Street, Needham, MA

Dear Ms. Collins,

Please be advised this office represents 315 Chestnut Street Needham, LLC (hereinafter the Applicant and “315 Chestnut”) with respect to the property known and numbered 315 Chestnut Street, Needham, MA (hereinafter the “Premises”). In connection therewith, submitted herewith, please find the following:

1. Seven copies of a Completed Application for Hearing;
2. Seven copies of architectural plans, including floor plans and elevations;
3. Seven copies of plot plan;
4. Check in the amount of \$500 for the applicable filing fee.

The Premises is situated in the Chestnut Street Business (CSB) Zoning District and is occupied by an existing two-story commercial that appears to have been built in 1950. The first floor of the building contains two tenant spaces, with the second floor containing just one tenant space. Since construction of the building, the entirety appears to have been used for various commercial purposes. At present, one of the first-floor spaces is used and occupied by Kostas Pizza and Seafood, pursuant to special permits issued by the Zoning Board of Appeals¹, and the other two spaces are vacant. The remaining first-floor space was most recently used and occupied for dry cleaning purposes and the second-floor space was most recently used and occupied for office purposes. The Applicant desires to convert the entire second floor space into a single residential unit, while maintaining the existing commercial uses on the first floor.

¹ See Decision d. August 30, 1988, filed with the Town Clerk October 3, 1988, issued to L. Petrini & Son, Inc, Decision d. September 1, 1992, filed with the Town Clerk May 17, 1993, issued to Diomedes Logothetis d/b/a Mom & Pop’s Pizza, and Decision d. November 21, 1996, filed with the Town Clerk December 2, 1996, issued to Diomedes Logothetis d/b/a Mom & Pop’s Pizza.

While residential apartment use is allowed in the Chestnut Street Business Zoning District, it is only allowed on the second floor and requires a special permit. Whereas the conversion of the second floor will not fundamentally alter the operation of the building, and will provide additional housing, the Applicant asserts that such permit is warranted and appropriate. Moreover, as discussed below, the conversion of the second floor will reduce parking demand and bring the building closer into compliance relative thereto.

At present, the overall parking demand for the building is 25 spaces, calculated as follows:

Kostas Pizza and Seafood: 15 seats @ 1/3 seats = 5 spaces + 10 spaces for take-out = 15 total spaces

First Floor Retail: 1,200 square feet @ 1 space / 300 SF = 4 spaces

Second Floor Office – 1,552 square feet @ 1 space / 300 SF = 5.17 spaces = 6 spaces

With the conversion of the second floor from office to retail, the total number of spaces required will be reduced to 21, calculated as follows:

Kostas Pizza and Seafood: 15 seats @ 1/3 seats = 5 spaces + 10 spaces for take-out = 15 total spaces

First Floor Retail: 1,200 square feet @ 1 space / 300 SF = 4 spaces

Second Floor Residential – One Apartment unit @ 1.5 spaces / unit = 1.5 = 2 spaces

There are currently a total of 8 spaces on site. Therefore, at present, there is a shortfall of 17 spaces. While the conversion of the second floor from office space to residential will result in a net reduction in parking demand, there will still be a shortfall of 13 spaces. As a result, a special permit waiving strict adherence with the number of parking spaces is required. In addition, because none of the existing spaces comply with applicable design requirements, a special permit waiving strict adherence with the parking design guidelines is also required. And, while these waivers are required, in as much as both calculated and actual parking demand will decrease, and the existing parking has been in existence for many years, the Applicant asserts that they are appropriate.

Kindly schedule this matter for the next hearing of the Board of Appeals. If you have any comments, questions or concerns, or if you require any further information in the meantime, please contact me so that I may be of assistance.

Sincerely,



George Giunta, Jr.



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	315 Chestnut Street Needham, LLC			Date:	03/18/24
Applicant Address	16 Main Street, Dennis Port, MA 02639				
Phone		email			
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other_____					
If not the owner, a letter from the owner certifying authorization to apply must be included					
Representative Name	George Giunta, Jr., Esq.				
Address	281 Chestnut Street, Needham, MA 02492				
Phone	617-840 -3570	email	george.giuntajr@needhamlaw.net		
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other_____					
Contact ☐ Me ☒ Representative in connection with this application.					

Subject Property Information

Property Address	315 Chestnut Street, Needham, MA 02492		
Map/Parcel Number	Map 46 / Parcel 51	Zone of Property	Chestnut Street Business (CSB)
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☐ Residential or ☒ Commercial			
If residential renovation, will renovation constitute "new construction"? ☐ Yes ☒ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☒ No			
Do the spaces meet design requirements? ☐ Yes ☒ No			
Application Type (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Two story commercial building with two tenant spaces on the first floor and one tenant space on the second floor. One first floor space occupied by pizza / sandwich shop pursuant to existing special permits. Remaining first floor space currently vacant; most recently occupied by dry cleaner. Second floor space currently vacant, most recently occupied for office purposes.

Statement of Relief Sought:

1. Special permit pursuant to Section 3.2.2 to permit the conversion and use of the second floor space for residential purposes as one residential dwelling unit,
2. Special permit pursuant to Section 5.1.1.5 waiving strict adherence to the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements);
3. All other relief that is or may be necessary for the conversion and use of the second floor for residential purposes as one residential dwelling unit.

Applicable Section(s) of the Zoning By-Law:

3.2.2, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Section or By-Law.

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	
Elevations of Proposed Conditions <i>(when necessary)</i>	
Floor Plans of Proposed Conditions <i>(when necessary)</i>	

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.

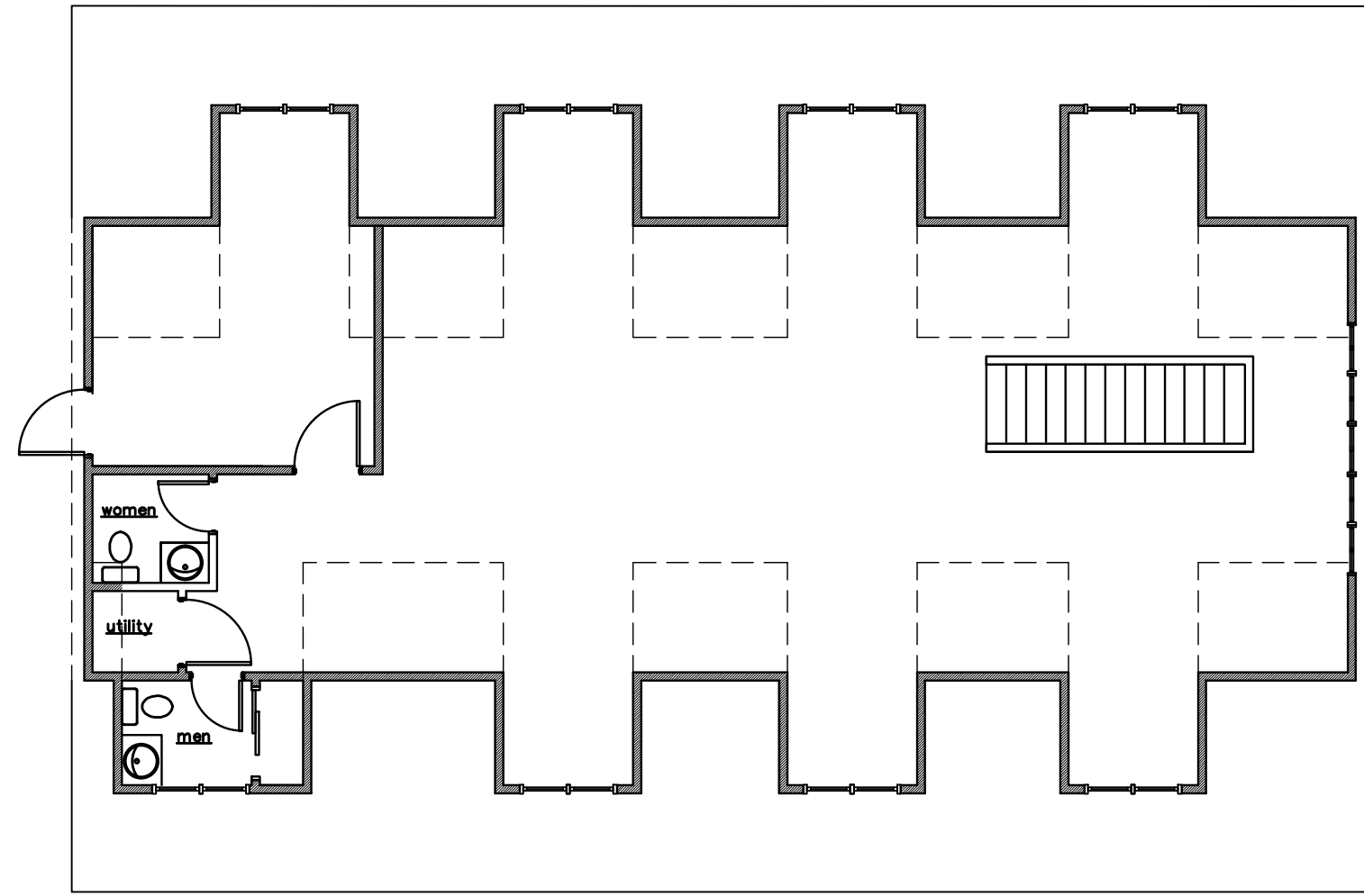


I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

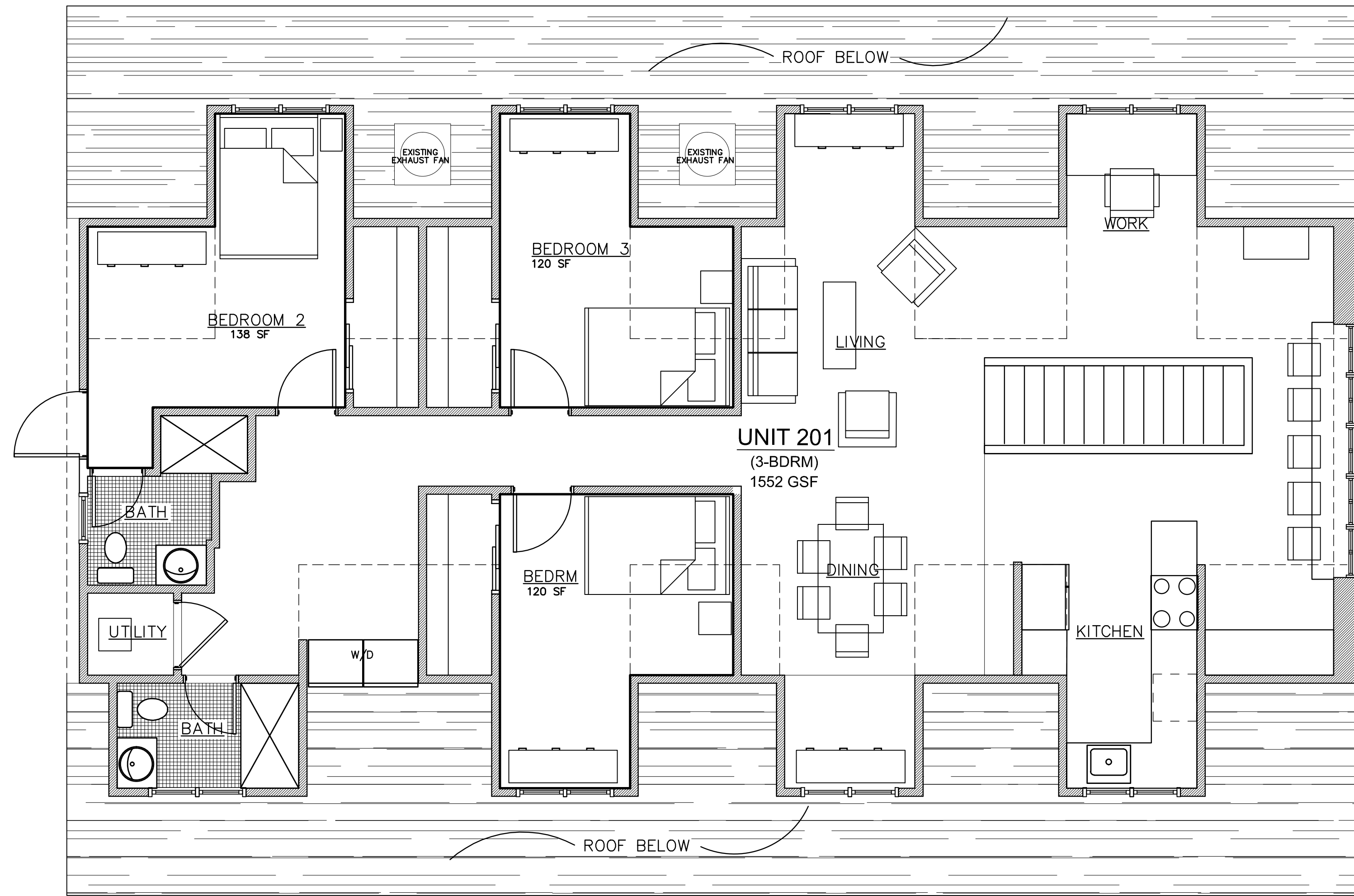
I certify that I have consulted with the Building Inspector _____
date of consult

Date: 3/18/24 Applicant Signature George Giunta Jr
George Giunta, Jr., Esq.
Attorney for 315 Chestnut Street Needham, LLC

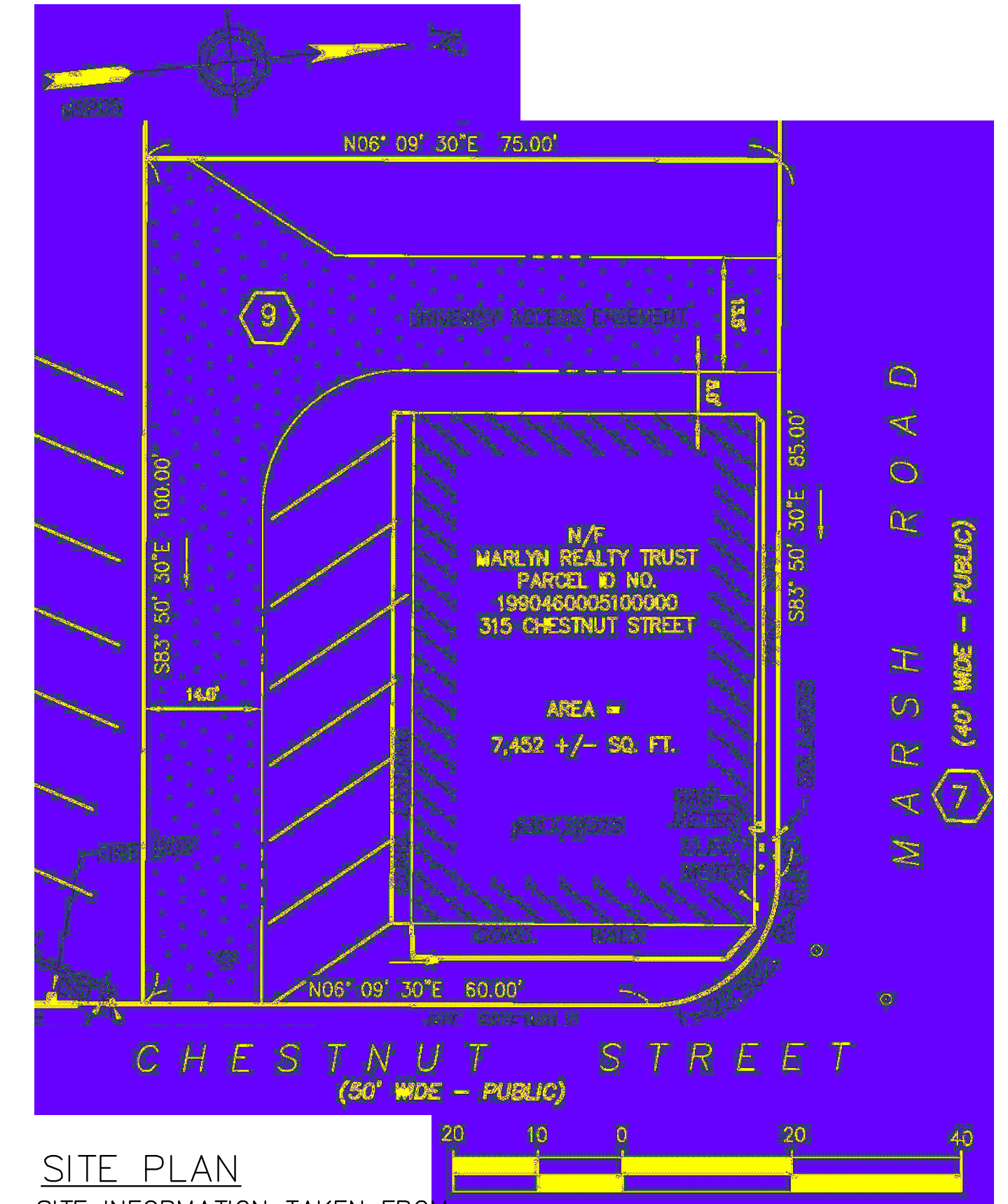
*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*



EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED 2ND FLOOR PLAN — THREE BEDROOM APARTMENT (1552 GSF)
SCALE: 1/4"=1'-0"



SITE PLAN
SITE INFORMATION TAKEN FROM
PLAN TITLED, ALTA/NSPS LAND
TITLE INSURANCE SURVEY, DATED
04/07/2022, PREPARED BY "CHA".



EXISTING LEFT SIDE FACADE PARKING LOT



EXISTING FRONT FACADE CHESTNUT STREET



EXISTING RIGHT SIDE FACADE MARSH ROAD



EXISTING REAR FACADE

PROGRESS 09/23/23
PROGRESS rev09/25/23
PROGRESS rev10/19/23

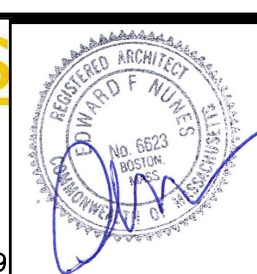
EFNArchitects LLC retains the ownership of these documents. They are licensed for use only in accordance with the terms and conditions of the Owner/Architect Agreement. EFNArchitects LLC retains all rights not expressly granted.

APARTMENT CONVERSION (2ND FLOOR)
135 CHESTNUT STREET
NEEDHAM, MA

NO REVISIONS

EFNArchitects

43 Broad Street
781-455-9880
B204 • Hudson, MA 01749
www.EFNArchitects.com



TITLE

SITE PLAN
2ND FLOOR APARTMENT PLAN
EXISTING BLDG PLAN/ELEVATIONS

DRWN BY: EFNA
CHKD BY: EFNA
DATE: 00/00/00
SCALE: AS NOTED
PROJECT NO: 0000

GENERAL NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND SURVEY ON APRIL 15, 2022.

2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNER OF RECORD:

315 CHESTNUT STREET NEEDHAM LLC
DEED BOOK 40551 PAGE 214
PARCEL ID NO.1990460005100000

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

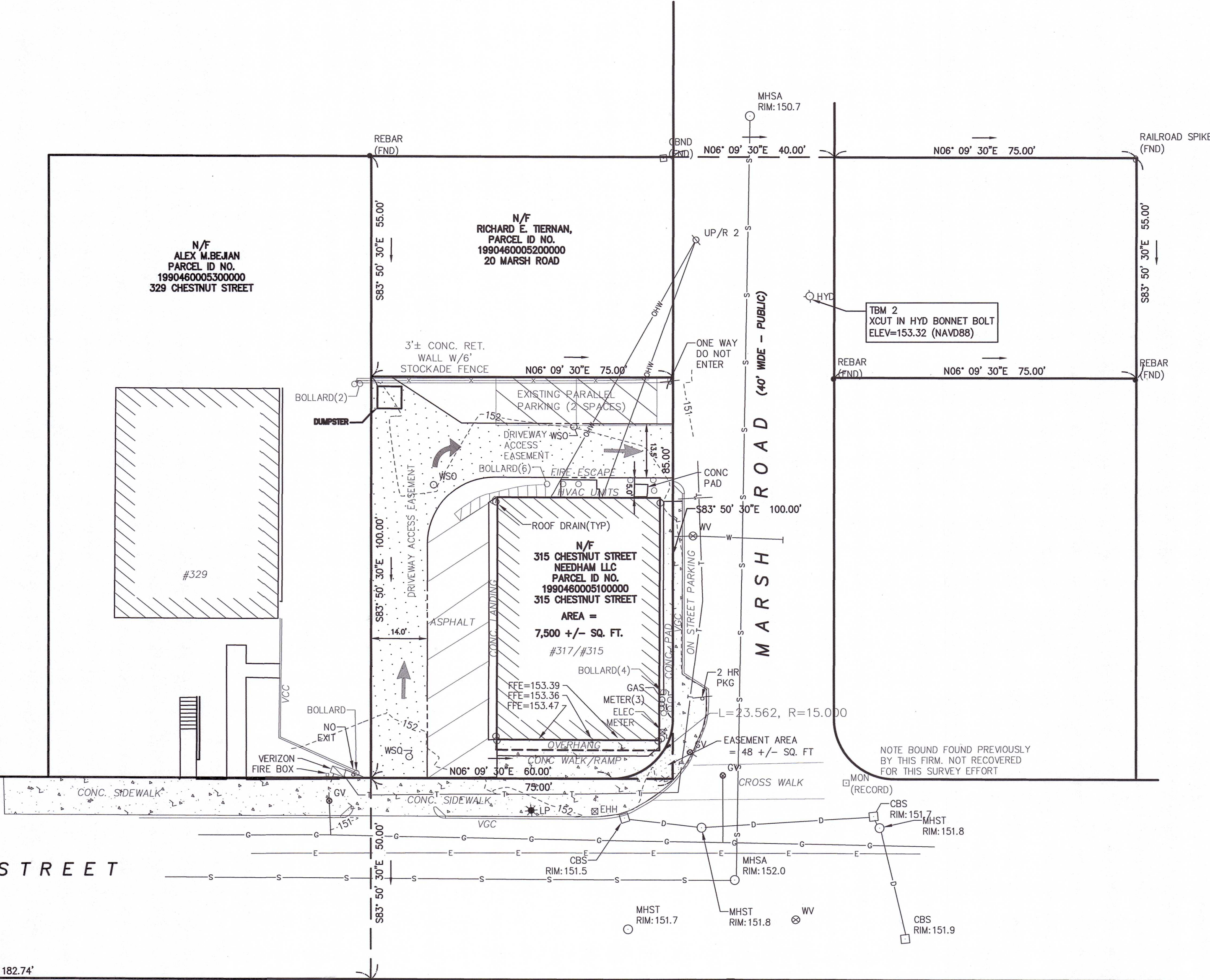
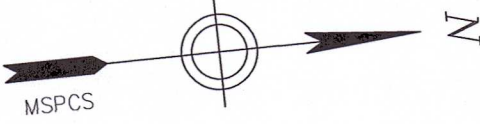
5. THE PROJECT AREA IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, COMMUNITY PANEL NUMBER 25021C0038E, EFFECTIVE DATE 7/17/2012.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF NEEDHAM CHESTNUT STREET BUSINESS DISTRICT (LOWER CHESTNUT STREET OVERLAY DISTRICT) AS DEFINED BY THE TOWN OF NEEDHAM ZONING MAP REVISED MARCH 1, 2020.

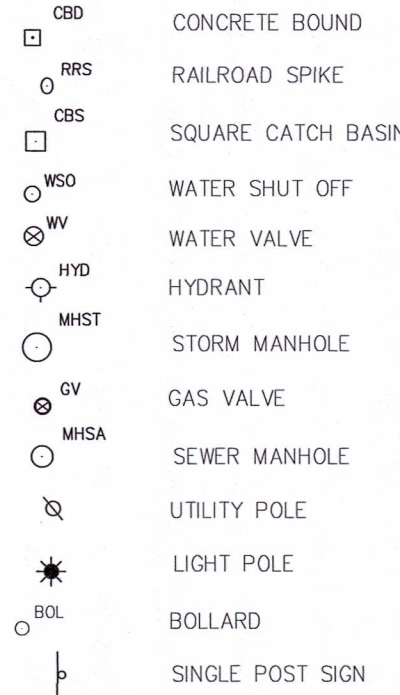
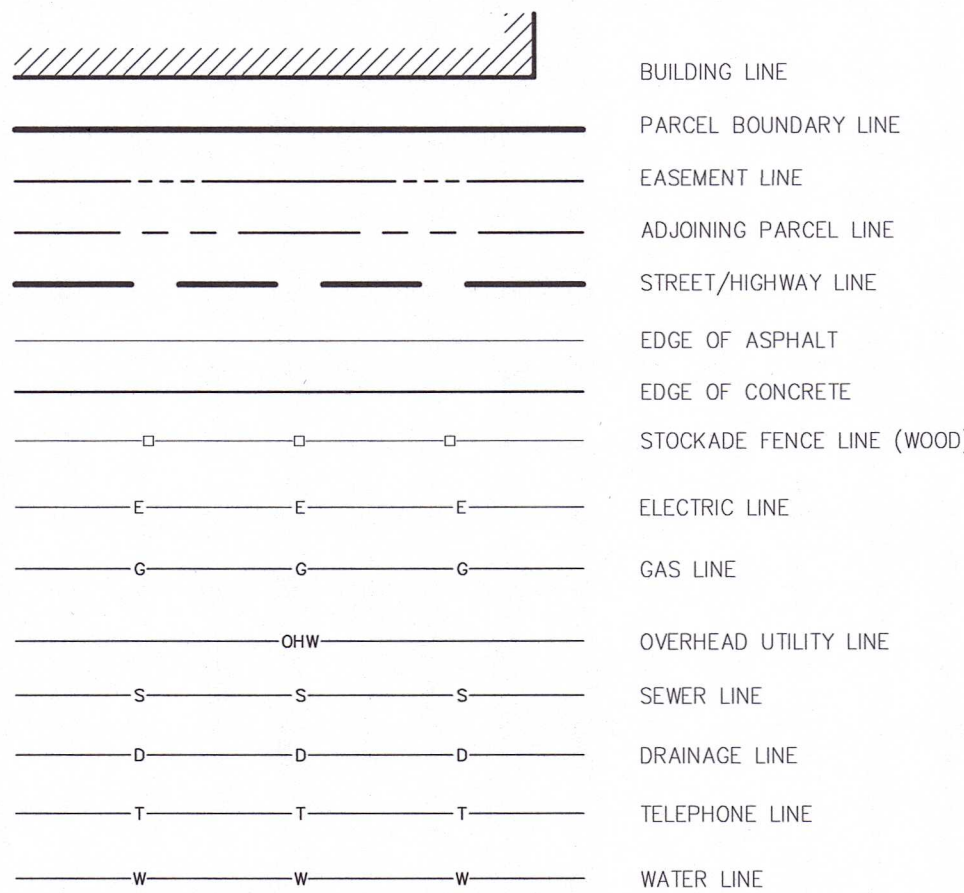
7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (811) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

8. PLAN REFERENCES:

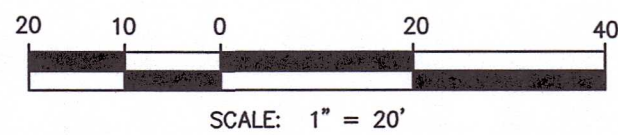
PLAN BOOK 404 PAGE 92
PLAN BOOK 359 PAGE 1153
PLAN BOOK 203 PAGE 370



LEGEND:



TBM 1
XCUT IN SIGN POLE BASE SW BOLT
ELEV=152.91 (NAVD88)



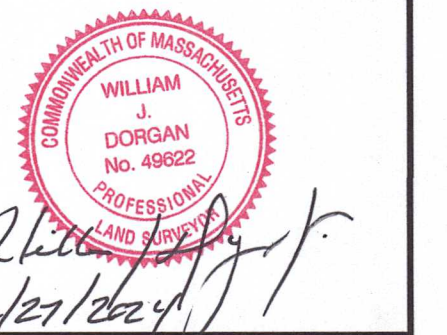
Drawing Copyright © 2022

CHA
141 Longwater Drive - Suite 104
Norwell, MA 02061
781.982.5400 • www.chacompanies.com

PREPARED FOR:

315
CHESTNUT
STREET NEEDHAM
LLC

315 CHESTNUT
STREET NEEDHAM
MA 02492



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION: 'ALTERED BY [NAME] [DATE]'. THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TITLE

PLAN OF LAND
315 CHESTNUT STREET
NEEDHAM, MA
NORFOLK COUNTY

No.	Submittal / Revision	App'd	By	Date
0	DRAFT	WJD	WJD	04/07/2022
1	PROGRESS PRINT	WJD	SBH	04/19/2022
2	CLIENT COMMENTS	WJD	SBH	04/29/2022
3	CLIENT COMMENTS	WJD	WJD	10/11/2023
4	CLIENT COMMENTS	WJD	WJD	1/19/2024

315-317 CHESTNUT STREET
NEEDHAM, MA

Designed By: ---	Drawn By: SBH	Checked By: WJD
Issue Date: X	Project No: 78330	Scale: 1" = 20'

Drawing No.:

SHEET 1 OF 1

TO: THE MEMBERS OF THE BOARD OF APPEALS
TOWN OF NEEDHAM, MA

March 18, 2024

MEMORANDUM IN SUPPORT OF
APPLICATION FOR SPECIAL PERMITS
315 Chestnut Street Needham, LLC
315 Chestnut Street, Needham, MA

The applicant, 315 Chestnut Street Needham, LLC (hereinafter, interchangeably, the “Applicant” and “Chestnut, LLC”), seeks a Special Permit pursuant to Section 3.2.2 to convert existing second floor commercial space to a residential apartment, a Special Permit pursuant to Section 5.1.1.5, waiving strict adherence with the off-street parking requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Parking Plan and Design Requirements), and any and all other relief as may be necessary for the conversion, use and occupancy of the second floor at 315 Chestnut Street (the “Premises”) for residential purposes in a single apartment.

BACKGROUND

The Premises is situated in the Chestnut Street Business Zoning District. It is identified as Parcel 51 on Town of Needham Assessor’s Map No. 46 and is situated on the corner of Chestnut Street and Marsh Road with approximately 75 feet of frontage on Chestnut Street and 85 feet of frontage on Marsh Road. The Premises consists of approximately 7,500 square feet of land and is occupied by an existing two-story commercial building and associated off-street parking. There is no existing landscaping on site. The building consists of approximately 2,400 square feet of space on the first floor with 1,552 square feet on the second floor.

The first floor is divided into two tenant spaces, one of which is currently used and occupied by Kostas Pizza and Seafood, pursuant to multiple special permits issued by the Zoning Board of Appeals¹. The other first floor space, which was vacant for a time after having been used for dry cleaning purposes, has just recently been occupied by a jewelry store. The second floor space, which has been used for a variety of purposes over the years, including a hairdresser, was most recently used for office purposes.

¹ See Decision d. August 30, 1988, filed with the Town Clerk October 3, 1988, issued to L. Petrini & Son, Inc, Decision d. September 1, 1992, filed with the Town Clerk May 17, 1993, issued to Diomedes Logothetis d/b/a Mom & Pop’s Pizza, and Decision d. November 21, 1996, filed with the Town Clerk December 2, 1996, issued to Diomedes Logothetis d/b/a Mom & Pop’s Pizza.

PROPOSED USE

The Applicant is proposing to renovate, reuse repurpose the entire second floor space to serve as a single residential apartment. This new residential unit will consist of three bedrooms and two bathrooms, with living, dining and work areas in an open plan, as well as a full kitchen. All the renovations and changes are internal only, with no changes proposed to the exterior of the building. The apartment will be served by the existing set of stairs, accessed from a door in the front of the building, located between the doors to the first-floor commercial tenants. There is an emergency egress / fire escape at the rear of the space, accessed through Bedroom 2, as shown on the plans.

PARKING

There are a total of 8 existing parking spaces at the Premises, including two parallel spaces along the fence at the rear of the property and six head-in spaces along the left, southerly side of the building. None of these spaces comply with the parking design requirements set forth at Section 5.1.3. The parallel spaces are shorter than the 22 feet required by Section 5.1.3(f) and are not setback a minimum of 4 feet from the rear lot line as required by Section 5.1.3(j). The six spaces along the side of the building are not setback the required minimum 20 feet from Chestnut Street, nor the minimum of 5 feet from the building, both as required by Section 5.1.3(j). No landscaped areas are provided, as required by Section 5.1.3(k), nor trees as required by Section 5.1.3(l).

In addition to the existing design nonconformities, the total number of spaces is currently less than required pursuant to the By-Law. At present, based on the most recent commercial use of the second-floor space, the overall parking demand for the building is 25 spaces, calculated as follows:

Kostas Pizza and Seafood: 15 seats @ 1 space / 3 seats = 5 spaces + 10 spaces for take-out = 15 total spaces

First Floor Retail (jewelry store): 1,200 square feet @ 1 space / 300 SF = 4 spaces

Second Floor Office – 1,552 square feet @ 1 space / 300 SF = 5.17 spaces = 6 spaces (rounded up)

$15 + 4 + 6 = 25$ total spaces required.

Therefore, the Premises currently has a shortfall of 17 parking spaces.² This situation will be improved with the conversion of the second floor to residential space, as the total parking demand will decrease to 21 spaces, calculated as follows:

Kostas Pizza and Seafood: 15 seats @ 1/3 seats = 5 spaces + 10 spaces for take-out = 15 total spaces

First Floor Retail: 1,200 square feet @ 1 space / 300 SF = 4 spaces

Second Floor Residential – One Apartment unit @ 1.5 spaces / unit³ = 1.5 = 2 spaces (rounded up)

15 + 4 + 2 = 21 total spaces.

Therefore, while a parking waiver from the number of required spaces is still required, the size of the waiver is now 13, a net reduction of 4 spaces from the current waiver.

LAW

Massachusetts General Laws, Chapter 40A, Section 9 states as follows: “Special Permits may be issued only for uses that are in harmony with the general purpose and intent of the ordinances of the by-law, and shall be subject to general or specific provisions set forth therein; and that such permits may also impose conditions, safeguards, and limitations on time and use.”

Pursuant to Section 3.2.2 of the By-Law, the request for a special permit for an apartment use on the second floor in the Chestnut Street Business District is to be evaluated pursuant to the standards of Section 7.5.2 of the By-law. That Section requires that all use related aspects:

- (a) comply with such criteria or standards as may be set forth in the section of the By-Law which refers to the granting of the requested special permit;
- (b) are consistent with: 1) the general purposes of the By-Law as set forth in subparagraph 1.1, and 2) the more specific objectives and purposes applicable to the requested special permit which may be set forth elsewhere in the By-Law, such as, but not limited to, those at the beginning of the various sections; and
- (c) are designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area

² Note that this shortfall is currently addressed, in part, through the parking waivers granted in connection with Kostas Pizza and Seafood use and in part, through the pre-existing, non-confirming nature of the building relative to parking requirements.

³ The By-Law does not provide any explicit parking requirement for a single apartment unit, just as it does not provide any parking requirement for single or two-family dwellings. However, the By-Law does provide a parking standard of 1.5 spaces per unit for multi-family housing (3 or more units) as set forth at Section 5.1.4. That standard has been applied here, consistent with other mixed-use projects.

Section 5.1.1.5 authorizes and empowers the Board to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 where a particular use, structure, or lot, owing to special circumstances, does not warrant the application of the parking requirements of Section 5.1.2 or the design requirements contained in Section 5.1.3. In addition, pursuant to Section 5.1.1.5 the Board is directed to consider whether the issuance of the special permit would be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses and is further consistent with the intent of the Zoning By-Law.

ARGUMENT / ANALYSIS

I. USE

The proposed conversion and use of the second-floor space at the Premises for residential purposes in a single apartment is consistent with both the general and specific purposes of the By-Law. The creation of an additional unit of housing in a busy commercial area will promote the welfare and interests of both the businesses and residents of the Town of Needham by providing an additional unit of badly needed housing in a location with excellent access to business and transportation links. This will be an ideal residence for someone who works in the town or who commutes into Boston on a regular basis.

The Premises is in a highly developed area, within a well-developed, existing commercial zoning district that specifically contemplates mixed commercial and residential uses. It is bordered to the south by a commercial building, and to the west and north by small residential dwellings. The proposed use of the second floor is compatible with the spirit and intent of the Zoning District as well as the characteristics of the surrounding area. Therefore, the Applicant asserts that the proposed conversion and use of the second-floor space for residential purposes in a single apartment complies with the applicable provisions of both Chapter 40A and the By-Law and should be allowed.

II. PARKING

The current / most recent use of the Premises requires a total of 25 parking spaces, with only 8 spaces available on site. As a result, there is currently a shortfall of 17 spaces. However, with the conversion of the second-floor space, this shortfall will be reduced to 13 spaces, a

marked improvement. Moreover, it is contemplated that due to the location and nature of the proposed residential use, it is likely to attract occupants with only one or possibly no vehicles. The Premises is located within walking distance of many businesses, including a food market, and also within walking distance of both bus and train links. It is the perfect location for someone without a car.

Therefore, Chestnut, LLC asserts that, owing to the special circumstances applicable to the proposed use of the second-floor space, the application of the parking requirements of Section 5.1.2 are not warranted and the requested waiver is appropriate. Furthermore, issuance of such waiver will not be detrimental to the Town or to the general character and visual appearance of the surrounding neighborhood and abutting uses and will be consistent with the intent of the Zoning By-Law.

The parking area on site is fully developed and has been in existence since prior to the adoption of parking design guidelines in the 1980s. Whereas no changes are proposed to the parking area, Chestnut, LLC asserts that a parking waiver from the applicable design requirements contained in Section 5.1.3 is appropriate. If the parking area were forced to comply with current design requirements, due to the small size of the lot and the location and layout of the existing building, nearly all, if not all the existing parking would need to be removed.

CONCLUSION

There are currently multiple ongoing efforts to find, create and promote additional housing in the Town of Needham. It has been recognized as a significant need of the Town. The proposed conversion and use of the second-floor space at the Premises serves these efforts with minimal, if any effect. Moreover, the conversion and use of such space for residential purposes will materially reduce the current parking demand at the Premises, bringing same into better compliance with the By-Law, notwithstanding the need for continued waivers. Therefore, there are good and sufficient reasons for granting the requested special permits. As a result, Chestnut, LLC asserts that the requested zoning relief is both proper and appropriate and should be granted.

Respectfully submitted,
315 Chestnut Street Needham, LLC
by its attorney,



George Giunta, Jr., Esquire
281 Chestnut Street
Needham, Massachusetts 02492
617-840-3570

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

March 18, 2024

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Zoning Specialist

Re: Saybrook Construction, LLC
37 Moseley Avenue, Needham, MA

Dear Ms. Collins,

Please be advised this office represents Saybrook Construction, LLC (hereinafter the Applicant and "Saybrook") with respect to the property known and numbered 37 Moseley Avenue, Needham, MA (hereinafter the "Premises"). In connection therewith, submitted herewith, please find the following:

1. Seven copies of a Completed Application for Hearing;
2. Seven copies of architectural plans, including floor plans and elevations;
3. Seven copies of plot plans depicting existing and proposed conditions; and
4. Check in the amount of \$200 for the applicable filing fee.

The Premises is situated in the Single Residence A Zoning District (SRA). It contains 35,726 square feet, less than the required one acre. It has a somewhat unusual or irregular shape, and a substantial portion of the lot, approximately two-thirds, is covered by wetlands. The Premises is currently occupied by an existing one-story residential dwelling that appears to have been built in 1922, as well as an associated detached garage and shed. All three structures are in very bad condition and the house has been subject to flooding due to proximity to wetlands and an apparent high water table.

Due to the condition of the existing structures, Saybrook desires to demolish them all and replace them with one new, single-family residential structure with an attached garage. Because of the extensive wetlands that cover the Premises, and the applicable limitations and regulations associated therewith, the useable portion of the lot is limited to a small area, in the northwest corner (the right front corner viewed from the street). Furthermore, because of the apparent high water table and frequency of flooding, it is not practical or desirable to construct any occupied

basement space, as same will likely incur water damage. As a result, the proposed new house is designed without any basement, and therefore requires a bit more space above grade to meet current housing needs.

Unfortunately, to fit such house into the small useable area of the lot requires some intrusion into the applicable setback. As a result, Saybrook is requesting a variance from the applicable side yard setback requirements to reduce the setback from the minimum 25 feet to 13.8 feet at the closest point as well as a variance from the applicable front yard setback to reduce the setback from the minimum 30 feet to 20 feet. Saybrook asserts that such variations are permissible and warranted due to the shape of the lot, the soil conditions, and because strict application of the By-Law would impose a hardship.

While the Premises is situated in the SRA Zoning District, only two of the nine lots on Moseley Avenue contain the minimum one acre of area or more. All the rest consist of less than one acre. Furthermore, the houses on Moseley Avenue are situated and located in such a way as to be generally consistent with SRB development rather than SRA. Whereas the requested setback variations are very nearly consistent with the applicable SRB setback, Saybrook asserts that the requested side yard setback variation would be consistent with the general character of the neighborhood, and is generally appropriate.

Kindly schedule this matter for the next hearing of the Board of Appeals. If you have any comments, questions or concerns, or if you require any further information in the meantime, please contact me so that I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr.



ZBA Application For Hearing

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

2024 MAR 19 AM 10:03

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Saybrook Construction, LLC	Date:	3/18/24
Applicant Address	11 Shepard Drive, Brighton, MA 02134		
Phone	617-480-5990	email	danieldeychman@gmail.com
Applicant is ☒ Owner; ☐ Tenant; ☐ Purchaser; ☐ Other _____			
If not the owner, a letter from the owner certifying authorization to apply must be included			
Representative Name	George Giunta, Jr., Esq.		
Address	281 Chestnut Street, Needham, MA 02492		
Phone	617-840-3570	email	george.giuntajr@needhamlaw.net
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____			
Contact ☐ Me ☒ Representative in connection with this application.			

Subject Property Information

Property Address	37 Moseley Avenue, Needham, MA 02492		
Map/Parcel Number	Map 213 / Parcel 60	Zone of Property	Single Residence A (SRA)
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☒ Yes ☐ No			
Is property ☒ Residential or ☐ Commercial			
If residential renovation, will renovation constitute "new construction"? ☒ Yes ☐ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (select one): ☐ Special Permit ☒ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Single family residential dwelling with detached garage and shed; all in very bad condition and subject to flooding.

Statement of Relief Sought:

1. Variance, pursuant to Section 7.5.3 and M.G.L. c. 40A, Section 10, from the following applicable provisions of Section 4.2.3 of the By-Law:

- a. 25 foot minimum side yard setback requirement; and
- b. 30 foot minimum front yard setback requirement; and

2. Any and all other relief necessary for the construction of a new single-family residential dwelling on the premises, in the location as shown on the plans submitted herewith and approved by the Needham Conservation Commission pursuant to Order of Conditions DEP File #234-896.

Applicable Section(s) of the Zoning By-Law:

4.2.3, 7.5.3 and any other applicable section or By-Law.

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:

Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" (Required)	
If applicant is tenant, letter of authorization from owner (Required)	
Electronic submission of the complete application with attachments (Required)	
Elevations of Proposed Conditions (when necessary)	
Floor Plans of Proposed Conditions (when necessary)	

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



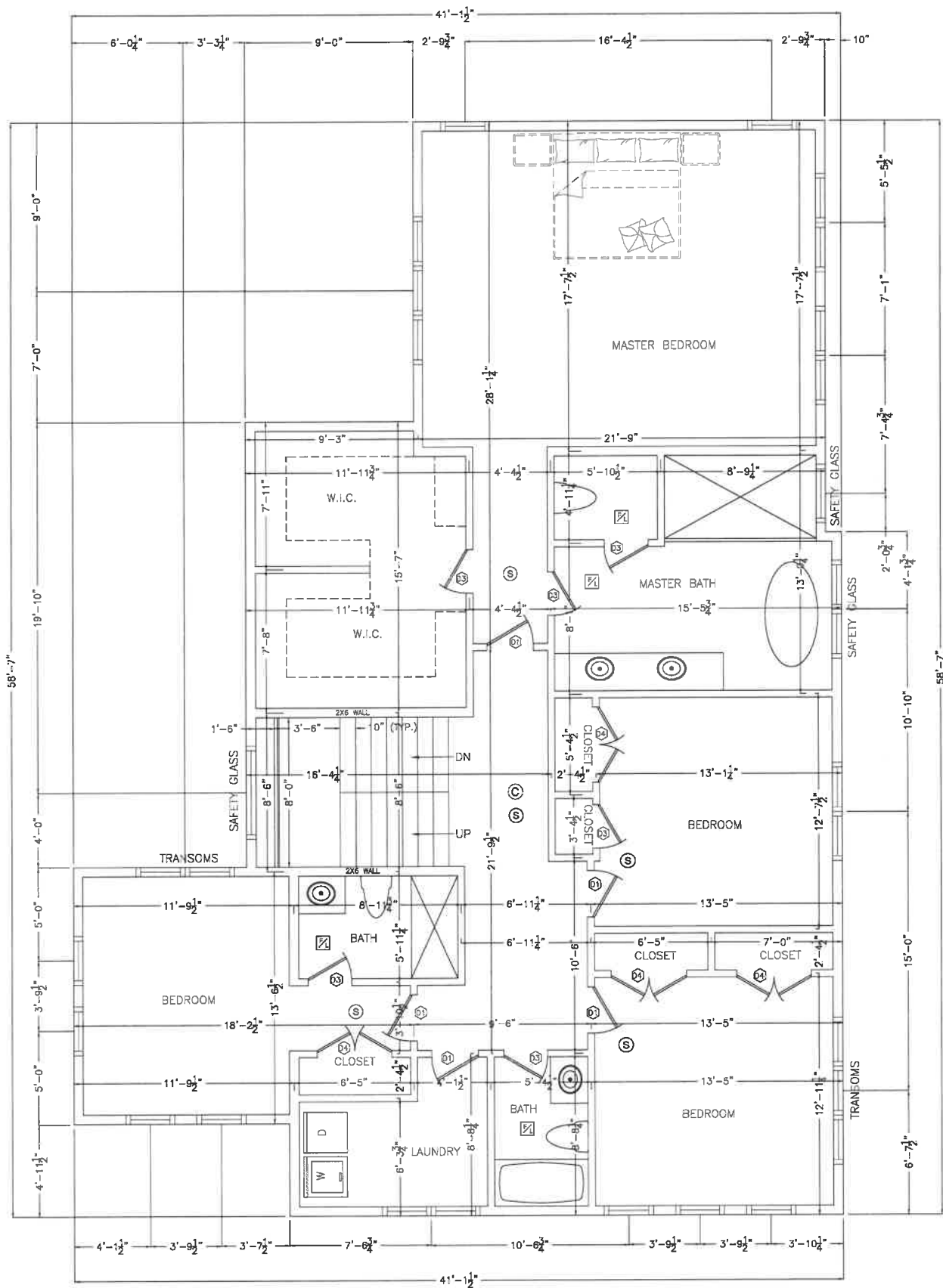
I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector _____
date of consult

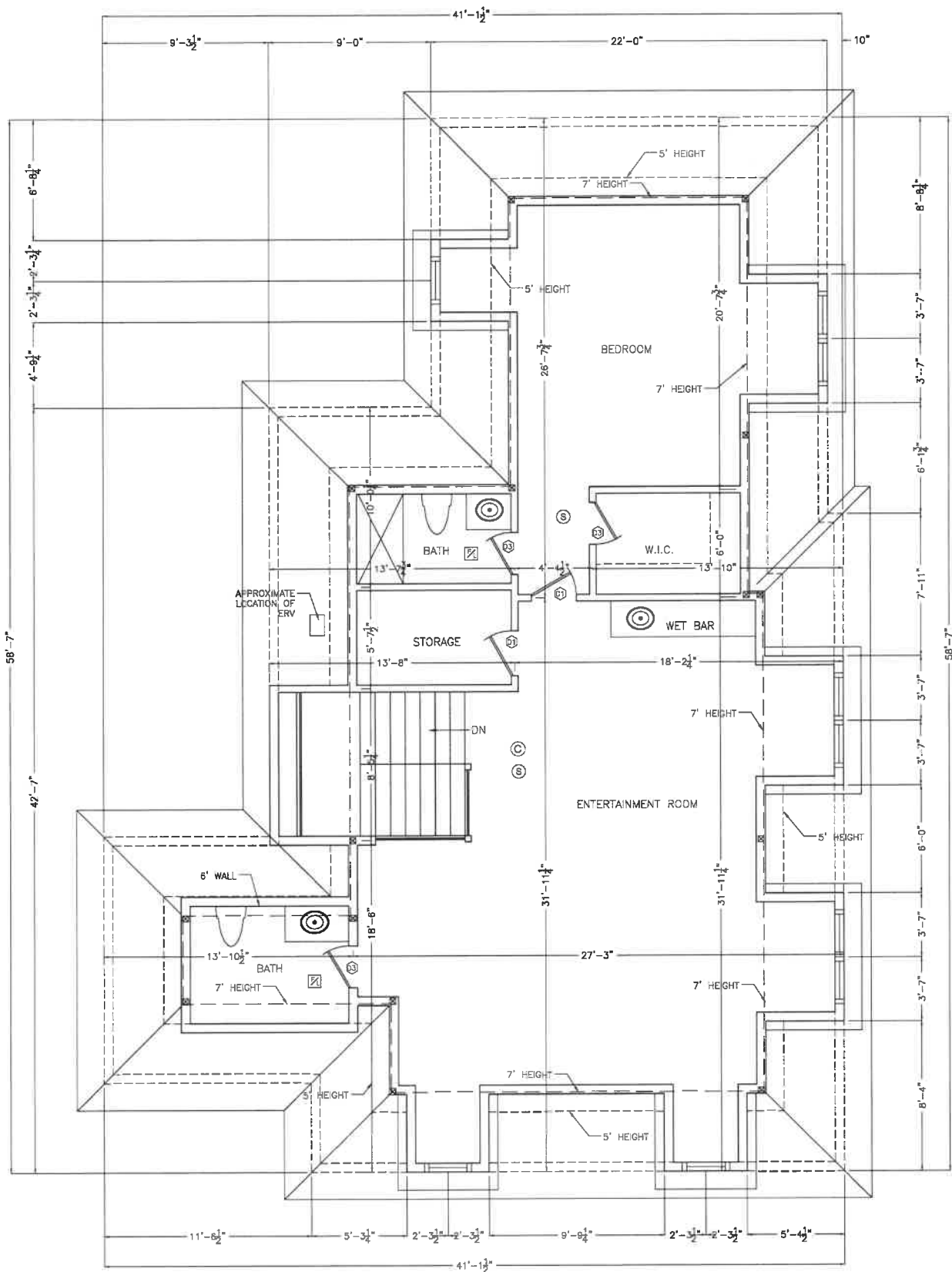
Date: 3/18/24 Applicant Signature George Giunta Jr

*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*

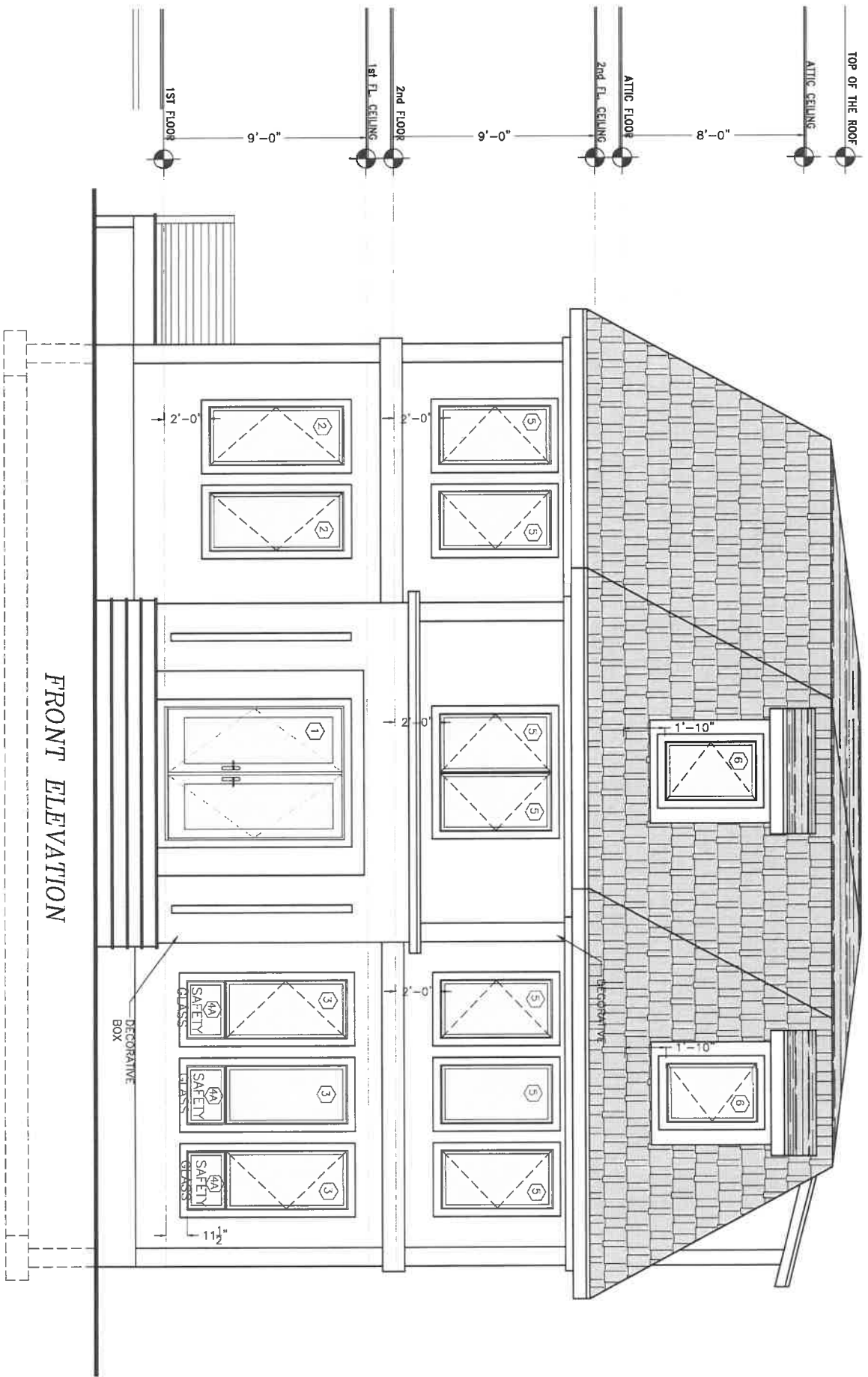


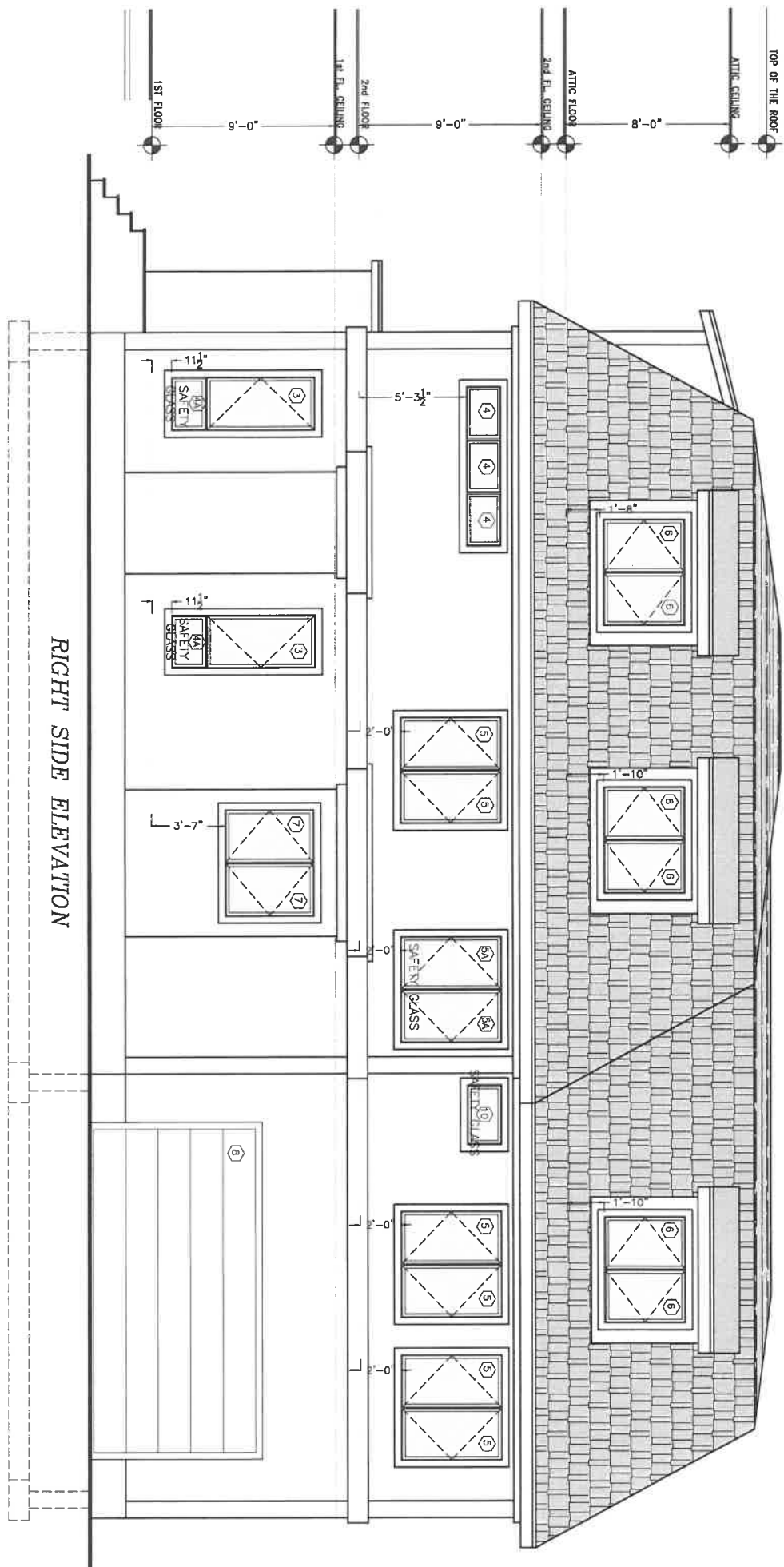


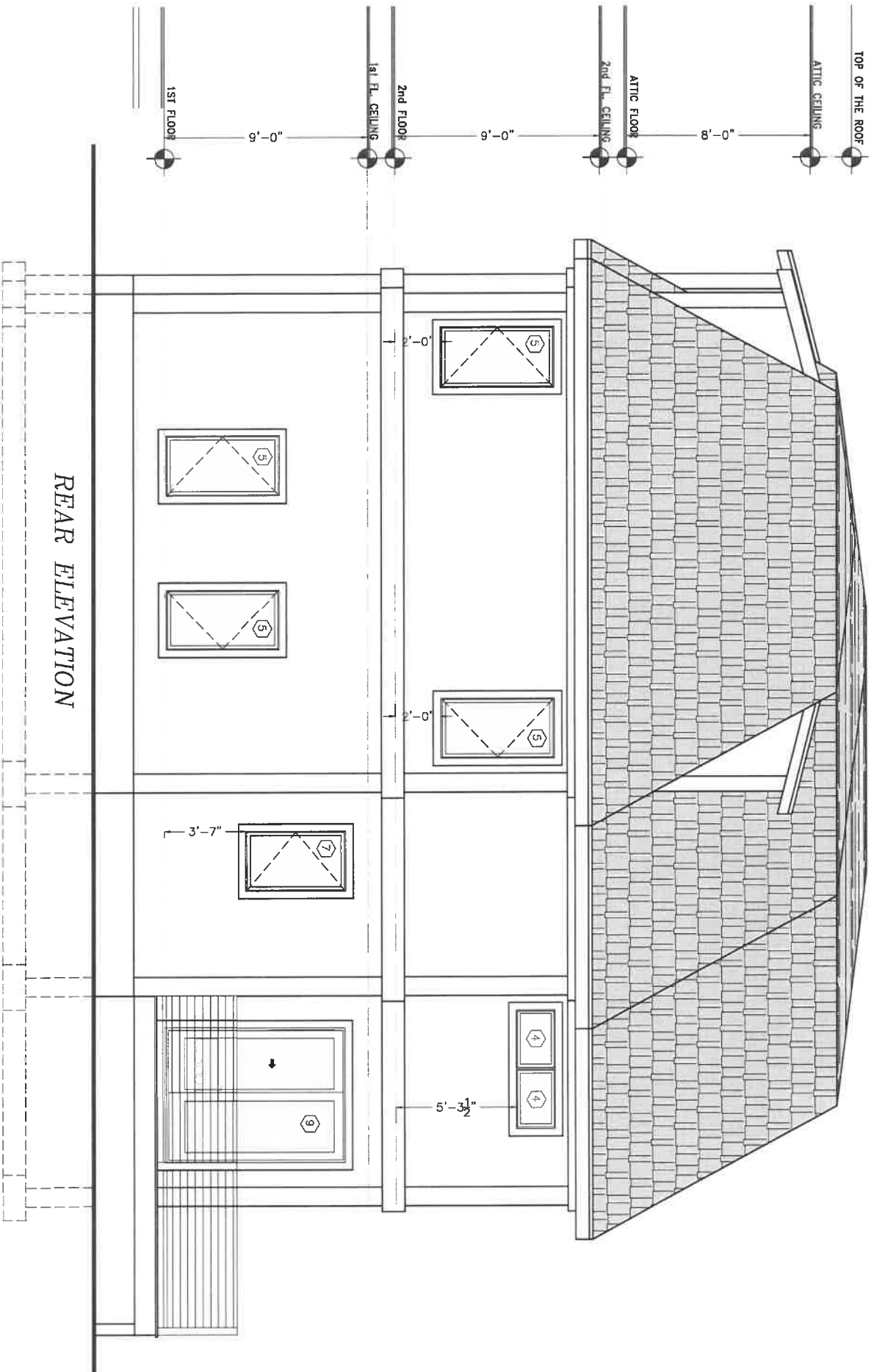
SECOND FLOOR PLAN

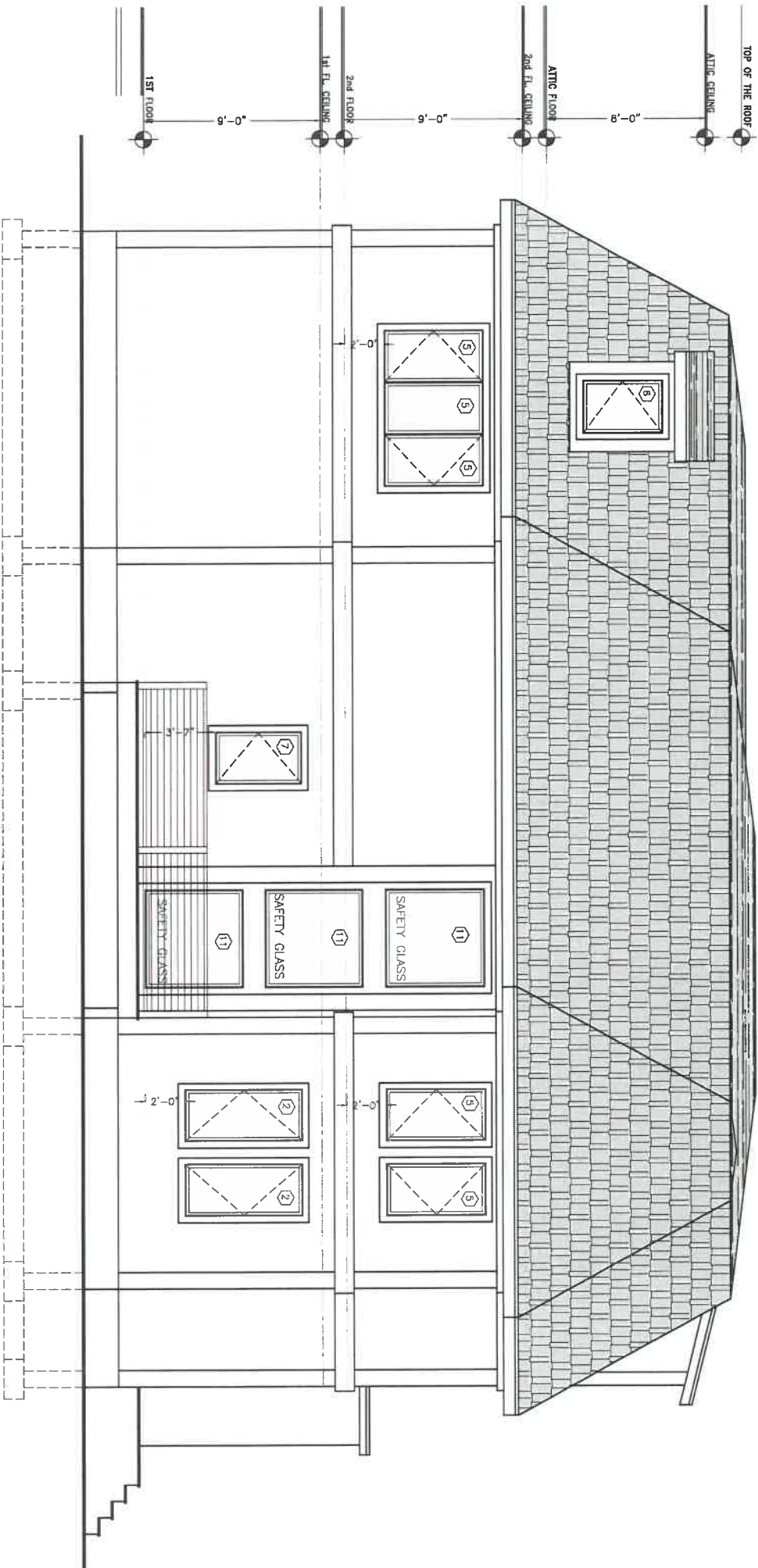


ATTIC PLAN









LEFT SIDE ELEVATION

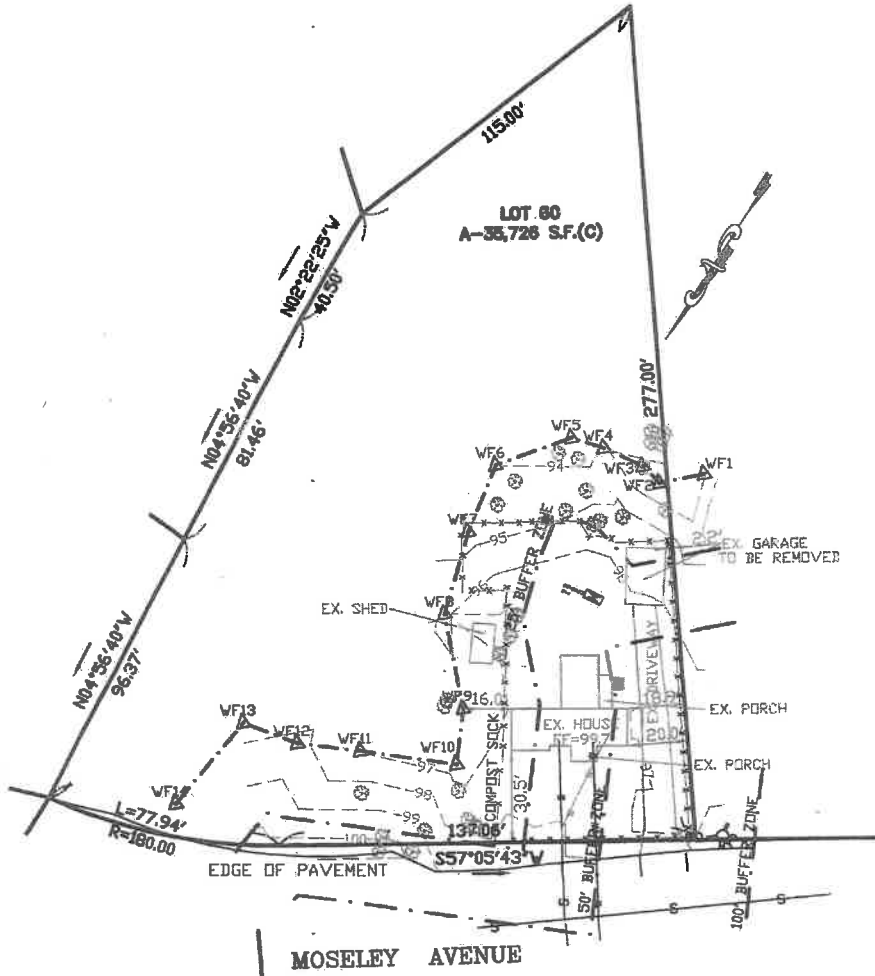
1000

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel Number: 213 LOT 60
 Building Permit No. _____ Zoning District: SRA
 Lot Area 35,726 S.F. Address: 37 MOSELEY AVENUE
 Owner SAYBROOK CONSTRUCTION LLC Builder: MIKHAIL DEYCHMAN

DEMO/PROPOSED PLOT PLAN/FOUNDATION AS-BUILT/FINAL AS-BUILT
 40' Scale



3/6/24

Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, setback offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at streetline and existing and approved street grades shall be shown for grading along lot line bordering streetline. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in unsewered area.
 (*Accessory structures may require a separate building permit—See Building Code)

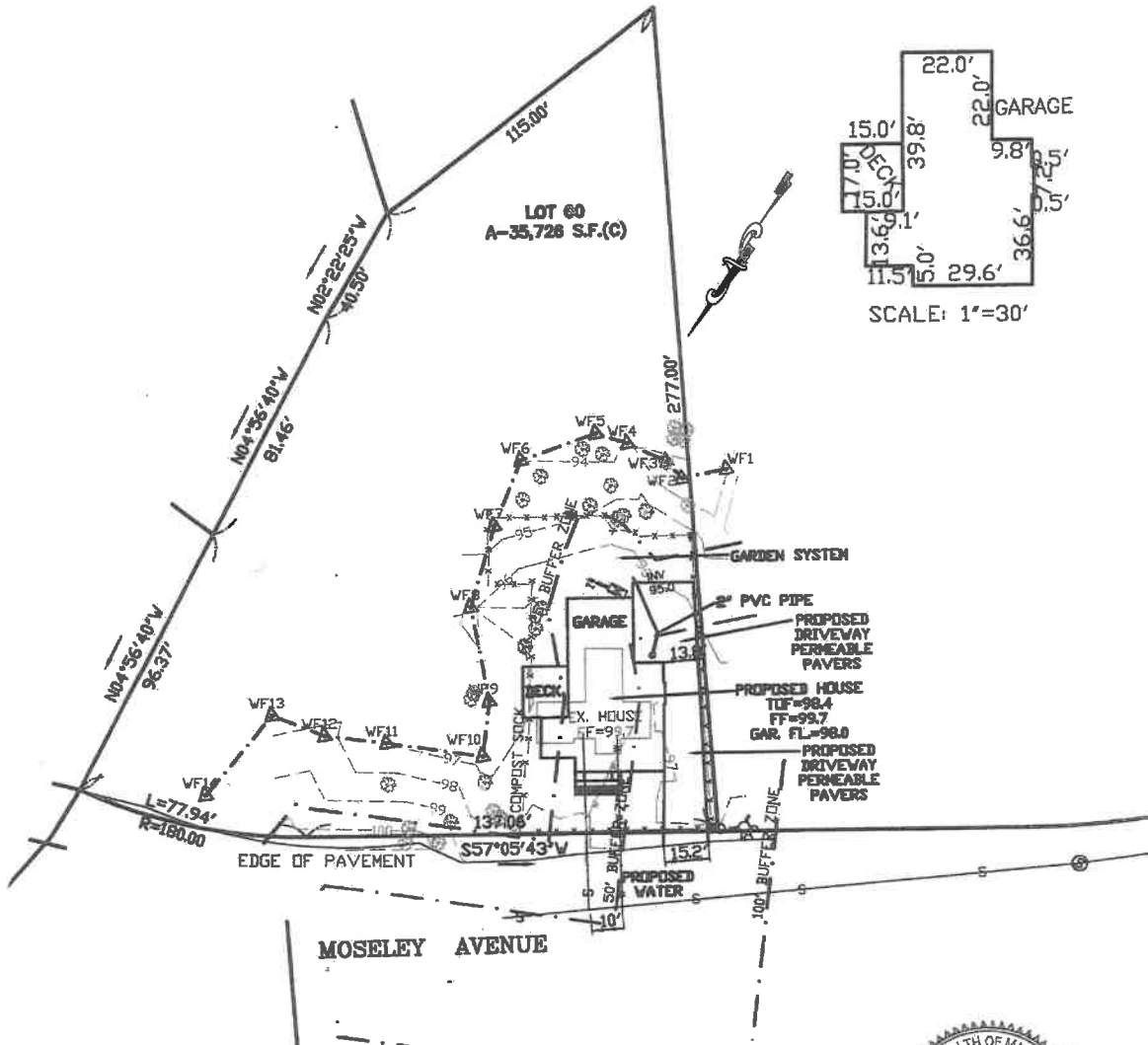
I hereby certify that the information provided on this plan is accurately shown and correct as indicated.
 The above is subscribed to and executed by me this 21 day of JULY 20 22.
 Name A. MATTHEW BELSKI, JR. Registered Land Surveyor No. 37557
 Address 35 MAPLE ST. City W. NEWBURY State MA Zip Tel. No. (978) 363-8130
 Approved _____ Date _____
 Approved _____ Building Inspector Date _____

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel Number: 213 LOT 60
 Building Permit No. _____ Zoning District: SRA
 Lot Area 35,726 S.F. Address: 37 MOSELEY AVENUE
 Owner: SAYBROOK CONSTRUCTION LLC Builder: MIKHAIL DEYCHMAN

DEMO/PROPOSED FLOT PLAN/FOUNDATION AS-BUILT/FINAL AS-BUILT
 40' Scale



HEIGHT OF DWELLING 34.7'
 FROM AVERAGE GRADE
 TO THE RIDGE OF ROOF



3/6/24

Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public utilities, including water mains, sewers, drains, gaslines, etc.; driveways, Flood Plain and Wetland Areas, lot dimensions, dimensions of proposed structures, sidewalk offsets and setback distances, (allowing for overhangs) and elevation of top of foundations and garage floor. For new construction, elevation of lot corners at streetline and existing and approved street grades shall be shown for grading along lot line bordering streetline. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in unsewered area.
 (*Accessory structures may require a separate building permit— See Building Code)

I hereby certify that the information provided on this plan is accurately shown and correct as indicated.
 The above is subscribed to and executed by me this 16 day of JANUARY 20 24.
 Name A. MATTHEW BELSKI, JR. Registered Land Surveyor No. 37557
 Address 35 MAPLE ST. City W. NEWBURY State MA Zip Tel. No. (978) 363-8130
 Approved _____ Date _____
 Approved _____ Date _____
 Building Inspector

TO: THE MEMBERS OF THE BOARD OF APPEALS
TOWN OF NEEDHAM, MA

March 25, 2024

REVISED
MEMORANDUM IN SUPPORT OF APPLICATION OF
SAYBROOK CONSTRUCTION, LLC
37 Moseley Avenue, Needham, MA

The applicant, Saybrook Construction, LLC (hereinafter both “Saybrook” and the “Applicant”), seeks a Variance, pursuant to Section 7.5.3 of the Needham Zoning By-Law and M.G.L. c. 40A, Section 10, and any and all other relief that is or may be necessary and proper to permit the construction of a proposed single family dwelling at the property at 37 Moseley Avenue (the “Premises”) with less than the required side-yard setback.

I. Existing Conditions / History

The Premises is identified as Parcel 60 on Town of Needham Assessor’s Map No. 213 and is located in the Single Residence A Zoning District (the “SRA”). It appears to originally have been created as a separate lot when it was conveyed to Harold W. Pierce by deed dated October 3, 1931, recorded with Norfolk County Registry of Deeds in Book 1947, Page 431. At that time, the lot contained only approximately 8,250 square feet. It was later enlarged through the addition of a portion of the land described in deed dated June 12, 1948, recorded with Norfolk County Registry of Deeds in Book 2765, Page 150, and was shown on “Compiled Plan of Land in Needham, Mass.”, dated July, 1948, recorded with Norfolk County Registry of Deeds as Plan no. 732 of 1948 at Book 2775, Page 201.¹ At that time, the Premises contained approximately .85 acre.

The Premises is currently occupied by a one-story, wood frame, single-family dwelling, a detached garage, and a shed. The records of the Assessor’s Department indicate that the dwelling was initially constructed in 1922, and the index card on file with the Building Department indicates 1926.² Whenever the house was first built, it is currently in very bad condition, as are

¹ See Exhibit A attached hereto, excerpt of Assessor’s Map. Note that the original lot can be shown as the dashed line inside the current lot.

² See Exhibit B attached hereto, Assessor’s Residence Information and Building Department Index Card.

the garage and shed, and subject to flooding.³ The house contains five rooms, with two bedrooms and one full bath and its condition is graded as D- by the Assessor Department.⁴

Approximately two-thirds of the Premises is covered by wetlands, with the remaining area located inside the applicable 100 foot buffer zone. In fact, only a small area of the Premises is located outside the applicable 50 foot buffer zone, and the portion of the lot that is located between the right-side property line and the 25 foot no touch / no disturb buffer zone line is only a bit over 45 feet wide. Furthermore, because the way the wetlands wrap around the useable portion of the lot in the rear, said useable area is only approximately 100 feet deep. If the required side and front yard setbacks are deducted from the useable area, it results in an area approximately 20 feet wide by 70 deep, at most. But even then, because of the shape of the wetlands area in the rear, the back 20 feet or so are significantly constrained, resulting in an even smaller useable area.

II. Proposed Work

As indicated above, because of the very bad condition of all three existing structures and the fact that the existing house is prone to flooding, Saybrook proposes to demolish the two outbuildings and the entirety of the existing house above the foundation, and replace them with a new single-family dwelling and attached garage.⁵ To avoid and protect against future flooding, the new house will not include any useable basement.⁶ As a result, all the living areas and storage space will need to be located above grade. Given the small useable area created by the proximity of the wetlands, this is not practical if the side and front yard setbacks are strictly applied. Moreover, because of current stormwater requirements, a stormwater infiltration system also needs to be located within the small useable space, as well as a rain garden, all further limiting the size of any house situated at the Premises.

As a result, Saybrook is requesting a variance from the side and front yard setbacks, so that instead of a 25 foot side yard setback, the house be located 13.8 from the right, northwesterly, sideline, and instead of a 30 foot front yard setback, the house would be located 20 feet from the front property line. The proposed front setback is consistent with the applicable

³ See Exhibit C attached hereto, photo of flooding in basement.

⁴ Refer to Exhibit B attached hereto.

⁵ Saybrook intends to retain and modify the existing house foundation, and construct a wholly new dwelling above.

⁶ Although the existing foundation is being retained, no access to the current basement space will be provided inside the new dwelling.

front yard setback in the SRB Zoning District, and the proposed side yard setback very nearly so.⁷ This is of note as, notwithstanding the location of Moseley Avenue in the SRA Zoning District, the houses on the street are laid out more like houses in the SRB Zoning District; being closer together and situated up close to the street. Furthermore, of the nine lots located on Moseley Avenue, only two contain the requisite minimum area of one acre or more; the rest consisting of less than one acre.

In furtherance of Saybrook's desire and intent, it previously sought and obtained an Order of Conditions from the Needham Conservation Commission, DEP File No. 234-896, permitting construction in the proposed location. The Order restricts the work and the location of the new home so as to leave the natural area untouched and protect the interests of the MA Wetlands Protection Act and the Needham Wetlands Protection By-law.

III. Law

Massachusetts General Laws, c.40A, Section 10, provides that variances may be granted when,

owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

The foregoing criteria are mirrored in Section 7.5.3 of the Needham Zoning By-Law.⁸

Section 1.1 of the By-Law states that is the intent and purpose of the By-Law to

promote the health, safety, convenience, morals or welfare of the inhabitants of Needham; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding

⁷ Compare 13.8 feet proposed v 14 feet applicable in the SRB Zoning District.

⁸ That Section authorizes the Board to grant a variance where, "owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the By-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Law".

of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town and to preserve and increase amenities under the provisions of General Laws, Chapter 40A.

IV. Analysis / Argument

There currently exist circumstances relating to the soil conditions and shape of the Premises that especially affect the Premises but not generally the Single Residence A Zoning District. As can be seen from the Plot Plans submitted with the application, the Premises consists of an usual or irregular shape, one that is not found generally within the SRA Zoning District. Moreover, the presence of wetlands over so much of the lot and the apparent high-water table (as indicated by the flooding), constitute soil conditions which are also not generally found throughout the SRA Zoning District.

Literal enforcement of the provisions of the By-Law would involve substantial hardship, financial or otherwise. The current condition of the house and outbuildings, combined with the continuing damage from flooding makes their demolition and replacement a necessity. And strict application of the setback requirements of the By-Law, when combined with the location and extent of the wetlands on the lot, would result in a severely and unduly limited space within which to build a replacement home and the necessary infiltration system associated therewith. As it is, the vast majority of the lot is completely unusable due to the extent and location of the wetlands, and even the area where the replacement home is to be located is subject to frequent flooding. Therefore, strict application of the side and front yard setbacks would result in a tremendous hardship to Saybrook.

Finally, the requested relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the by-law. While the Premises is currently situated in a Single Residence A Zoning District, the other houses on the street are located and laid out more consistent with conditions found generally in the Single Residence B Zoning District. They are closer together and closer to the street than generally is found throughout the SRA Zoning District. Moreover, while Saybrook is requesting a variation from the setbacks, the proposed setbacks are not very much more than the existing house, and are consistent or very nearly consistent with those found in the SRB Zoning District.

Therefore, issuance of a variance would not present any apparent detriment and further does not nullify or substantially derogate from the intent or purpose of the By-Law, as it would permit the continued use of a lot for single family residential purposes that has been so occupied for approximately 100 years.

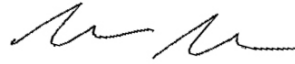
V. Conclusion

The Board is currently presented with a compelling situation. The Premises was initially created as a small lot in or prior to 1931, and when expanded shortly thereafter, given an usual and irregular shape. It is substantially and materially occupied and covered by wetlands, which wrap around the lot leaving only a small area in the front right corner useable to any real extent. And after the application of current wetlands regulations and setback requirements, this area becomes that much smaller and limited.

Given the current condition of the existing dwelling and associated outbuildings, and the fact that the existing house is prone to flooding, it is imperative that they be replaced in a different configuration, without any basement. However, if the setback requirements of the By-Law are strictly applied, any such replacement house would be impractically small, with less than adequate space and function. Moreover, because sanitary sewer is not readily available to the Premises, the small useable area also needs to contain a septic system, which would further limit the size of any replacement dwelling.

This would impose a tremendous and needless hardship upon Saybrook and would be inconsistent with not only the use of the Premises and its treatment over the past 100 or so years, but also the purposes of the By-Law. As a result, Saybrook has requested zoning relief so as to locate a modest house on the lot in a location that is generally consistent with the requirements of the SRB Zoning District. This is consistent with the useable portion of the lot and with the characteristics of the neighborhood. Therefore, Saybrook asserts that the issuance of a variance is proper and appropriate, and requests that same be granted.

Respectfully submitted,
Saybrook Construction, LLC
by its attorney,



George Giunta, Jr., Esquire
281 Chestnut Street
Needham, Massachusetts 02492
781-449-4520
george.giuntajr@needhamlaw.net

[illegible]

EXHIBIT B
1. Assessor's Residence Information

PARID: 1992130006000000
SAYBROOK CONSTRUCTION LLC

MUNICIPALITY: NEEDHAM
37 MOSELEY AVE

LUC: 101
PARCEL YEAR: 2024

Residential Card Summary

Card/Building:	1
Stories:	1
Condition:	8 - POOR
Grade:	D- - POOR
CDU:	PR - POOR
Exterior Wall:	WS - WOOD-SHN-SHK
Style:	BN - COTTGE-BNGLW
Year Built:	1922
Effective Year:	1980
Square Feet of Living Area:	672
Total Rooms:	5
Bedrooms:	2
Full Baths:	1
Half Baths:	0
Additional Fixtures:	0
Roofing Material:	AS - ASPHALT-SHNG
Heating:	D - HOT WATER
Fuel Type:	O - OIL
Dwelling Value:	\$52,400

Sections

Card #	Addition #	Lower	First	Second	Third	Area	RCNLD
1	0					672	0
1	1		P			44	900

EXHIBIT B
2. Building Department Index Card

PT. NO. 1941		FEE 3.00	DATE 4/6/26
LOCUS 37 Moseley Avenue			
BLDG. Single Family	NO. RMS		
OWNER Harold Pierce	VALUE 2,500.		
BLDR. Same	FEE		
ELECT.	PT. NO.		
PLBR.	PT. NO.		
GAS FTR.	PT. NO.		
SEPTIC TANK	SEWER		
HEAT	GRADES		
COMPLETE			
OCC. PT			
TOWN OF NEEDHAM INSPECTION DEPARTMENT			WHDX 688-0108

EXHIBIT C
Photo of Flooding in House Basement



ARTICLE 18: AMEND ZONING BY-LAW – AFFORDABLE HOUSING DISTRICT

To see if the Town will vote to amend the Zoning By-Law as follows:

1. In Section 2.1, Classes of Districts, by adding the following term and abbreviation under the subsection Residential:

“AHD – Affordable Housing District”

2. In Section 3, Use Regulations, by inserting a new Subsection 3.16, Affordable Housing District, to read as follows:

“3.16 Affordable Housing District

3.16.1 Purpose of District

The purpose of the Affordable Housing District (hereinafter referred to as AHD) is to promote the health, safety, and general welfare of the community by encouraging the establishment of affordable housing units, while minimizing potential adverse impacts upon nearby residential and other properties.

3.16.2 Scope of Authority

The regulations of the Affordable Housing District shall govern all new construction, reconstruction, or expansion of new or existing buildings, and new or expanded uses. Provisions of Section 3.16 shall supersede those of Section 3.2 (Schedule of Use Regulations), Section 4.1.5 (Minimum Required Lot Width), Sections 4.2 through 4.11 (Dimensional Regulations) and Section 5.1.2 (Required Parking), except as otherwise specifically provided herein. The Planning Board shall be the permitting authority for any multi-family housing development in the AHD.

3.16.3 Definitions

For the purposes of this section and the Needham Zoning By-Law, the following words and phrases shall have the following meanings:

- a. AHD Project – a multi-family housing development of affordable housing units, as defined in Section 1.3 of this By-Law.
- b. Multi-family housing- a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.
- c. Site Plan Review – the Site Plan Review process as provided in Section 7.4 that an applicant must obtain for any AHD project.

3.16.4 Allowed Uses

The following uses may be constructed, maintained, and operated by right:

- a. AHD Projects, after completion of Site Plan Review as provided in Section 7.4.
- b. Accessory buildings and uses to the use allowed by right.

3.16.5 Multiple Buildings in the Affordable Housing District

More than one building may be located on a lot in the AHD as a matter of right, provided that each building and its uses complies with the requirements of Section 3.16 of this By-Law.

3.16.6 Dimensional Regulations for AHD Projects in the Affordable Housing District

Minimum Lot Area (Sq. Ft.)	Minimum Lot Frontage (Ft.)	Front Setback (Ft.) (1)	Side Setback (Ft.) (2)	Rear Setback (Ft.) (3)	Maximum Floor Area Ratio	Maximum Dwelling Units Per Acre	Maximum Lot Coverage	Maximum Height (Ft.) (4)	Maximum Number of Stories
20,000	150	40	25	25	0.50	25	20%	58	4

- (1) The front setback shall be a landscaped, vegetative buffer area, except that driveway openings, sidewalks, walkways and screened mechanical equipment may be located in the buffer area. Additionally, parking areas may be located in the buffer area, but must be set back at least 10 feet from the front lot line, which setback shall provide a landscaped buffer.
- (2) Parking areas must be set back at least 5 feet from a side lot line. The side lot line setback shall be a landscaped vegetative buffer area.
- (3) Parking areas must be set back at least 5 feet from a rear lot line. The rear lot line setback shall be a landscaped vegetative buffer area.
- (4) Structures erected on a building and not used for human occupancy, such as chimneys, heating, ventilation or air conditioning equipment, solar or photovoltaic panels, elevator housings, skylights, cupolas, spires and the like may exceed the ~~maximum building height of the building,~~ provided that the total height of the building and the structures not used for human occupancy does not exceed 58. no part of such structure shall project more than 15 feet above the maximum allowable building height. ~~The total horizontal coverage of all such structures, except roof-mounted solar energy systems, on the building shall does not exceed 25 percent, and all such structures must be~~ set back from the roof edge by a distance no less than their height. The Planning Board may require screening for such structures as it deems necessary. Notwithstanding the above ~~height~~ limitations, cornices and parapets may exceed the maximum building height provided they do not extend more than 5 feet above the highest point of the roof.

3.16.7 Parking Requirements

- a. Notwithstanding anything in the By-Law to the contrary, for AHD Projects in the Affordable Housing District, the off-street parking requirement shall be .5 parking spaces per dwelling unit.
- b. For AHD Projects in the Affordable Housing District, the requirements of By-Law Section 5.1.3, Parking Plan and Design Requirements, shall apply.

3.16.8 Site Plan Review

- a. Site plan review under Section 7.4 of the By-Law shall be completed by the Planning Board for any AHD Project prior to the filing of an application for a building permit.
 - b. For AHD Projects the site plan review filing requirements shall be those set forth in the By-Law for Major Projects as defined in Section 7.4.2.
 - c. The procedure for the conduct of site plan review for an AHD project shall be as set forth in Section 7.4.4 of the By-Law.
 - d. In conducting site plan review of an AHD project, the Planning Board shall consider the review criteria set forth in Section 7.4.6 of the By-Law.
3. In Section 7.4 Site Plan Review, Subsection 7.4.2 Definitions, by adding a new paragraph after the paragraph defining MAJOR PROJECT, to read as follows:
- “In the Affordable Housing District, a MAJOR PROJECT shall be defined as any construction project which involves the construction of 10,000 or more square feet of gross floor area; or increase in gross floor area by 5,000 or more square feet; or any project which results in the creation of 25 or more off-street parking spaces; or any project that results in any new curb- or driveway-cut.”
4. In Section 7.4 Site Plan Review, Subsection 7.4.2 Definitions, by adding a new paragraph after the paragraph defining MINOR PROJECT, to read as follows:
- “In the Affordable Housing District, a MINOR PROJECT shall be defined as any construction project which involves the construction of more than 5,000 but less than 10,000 square feet gross floor area; or an increase in gross floor area such that the total gross floor area after the increase is 5,000 or more square feet – and the project cannot be defined as a MAJOR PROJECT.”
5. In Section 3.16 Accessory Dwelling Units (ADU’s) by renumbering the section as Section 3.17 Accessory Dwelling Units (ADU’s).

Or take any other action relative thereto.

INSERTED BY: Planning Board

FINANCE COMMITTEE RECOMMENDS THAT: Recommendation to be Made at Town Meeting

Town of Needham
Housing Needham (HONE) Advisory Group
for MBTA Communities Act Multi-Family Zoning

Type:	Ad Hoc
Legal Reference:	To achieve Town compliance with MGL c.40A Section 3A
Appointing Authority:	Select Board & Planning Board
Number of Voting Members:	Nine (9)
Term of Appointment	2023-2024
Special Municipal Employee	Yes
Staff Support	Assistant Town Manager/Director of Operations, Director of Planning & Community Development, Assistant Town Planner, Community Housing Specialist

Member	Designation	Appointed	Term Expiration
	Select Board Member (co-chair)		12/31/2024
	Planning Board Member (co-chair)		12/31/2024
	Select Board Member		12/31/2024
	Planning Board Member		12/31/2024
	Finance Committee Member		12/31/2024
	Architect, Land Use Planner, Land Use Attorney, Real Estate Developer		12/31/2024
	Architect, Land Use Planner, Land Use Attorney, Real Estate Developer		12/31/2024
	Renter		12/31/2024
	Community Member At-Large		12/31/2024

Composition: Nine (9) voting members:

- Two (2) current Select Board Members* (one to serve as co-chair)
- Two (2) current Planning Board Members (one to serve as co-chair)
- One (1) current Finance Committee Member

- Two (2) of either Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer, to be appointed by the Planning Board
- One (1) renter, to be appointed by the Select Board
- One (1) community member at-large, to be appointed by the Select Board

Purpose: The Housing Needham (HONE) Advisory Group will lead the community engagement process to create multi-family zoning that complies with the MBTA Communities Act (MGL c.40A Section 3A). The group will advise the Select Board and Planning Board on proposed zoning to bring to Town Meeting in 2024, informed by their individual expertise, group deliberations, and feedback received from the public.

Charge: The Housing Needham (HONE) Advisory Group will:

- Lead a broad public engagement effort for the Needham community to envision and shape zoning to allow multi-family housing that complies with the MBTA Communities Act.
- Utilize the recommendations in the Town of Needham's 2022 Housing plan as a starting point.
- Evaluate build-outs, projections, and analyses of fiscal, school enrollment, and infrastructure impacts provided by staff and consultants.
- Consider related zoning elements that are allowed, but not required under the MBTA Communities Act, including but not limited to inclusionary zoning (affordable housing requirements) and parking minimums.
- Update the Select Board, Planning Board and Finance Committee throughout the process on group deliberations and community feedback.
- Recommend draft zoning to the Select Board and Planning Board to submit to DHCD and Town Meeting.

Charge Adopted: 06/13/2023

SME Status Voted: 06/13/2023

** Per M.G.L. Ch. 268A Sec. 1(n), the Select Board Members serving on the HONE Advisory Group cannot claim SME status, even though the HONE Advisory Group, as an entity, is designated as such.*

From: [Susan Welby](#)
To: [Alexandra Clee](#)
Cc: [Elin Soderholm](#)
Subject: LWV-Warrant Meetings
Date: Wednesday, March 20, 2024 4:18:38 PM

Please put a Save the Date event on the Planning Board calendar for the annual League of Women Voters-Needham **Warrant Meetings** on **Monday, April 29, at 7:30 pm** at the Center at the Heights. We will follow the same format as in previous years. - five rooms, four for in-person attendees and one room for a virtual option. The virtual option will be hosted in the Conference Room at the Center at the Heights and will allow for a Board or Committee representative to be present to address questions Zoom attendees may have. But this could also accommodate a representative to attend on Zoom instead if needed. The other four rooms will require actual in-person representation.

If you could let me know by Friday, April 19th who will be representing the Planning Board in each room to help address questions on individual Warrant Articles that would be extremely helpful for our planning purposes. The Rooms are:

Room 211 (upstairs) - **Precincts A/B/C**

Room 217 (upstairs) - **Precincts D/E**

Room 219 (upstairs) - **Precincts F/G**

Room 104A (the Cafe, first floor) - **Precincts H/I/J**

Conference Room (upstairs) - Zoom Option representative can attend in person or by zoom.
Zoom link to be sent later.

I will be sending a reminder email if I do not hear from you.

If you have any questions or comments, please feel free to contact me.

Thank you,

Susan Welby
League of Women Voters-Needham
Warrant Meeting Coordinator
617/834-6097

From: noreply@civicplus.com
To: [Alexandra Clee](#); [Lee Newman](#); [Elisa Litchman](#)
Subject: Online Form Submittal: Contact Planning Board
Date: Tuesday, March 26, 2024 1:05:07 PM

The following form was submitted via your website: Contact Planning Board

Full Name:: Janet Ferriera

Email Address:: janetferriera@gmail.com

Address:: 62 North Hill Avenue

City/Town:: Needham

State:: MA

Zip Code:: 02492

Telephone Number:: 2408999211

Comments / Questions: Please put a stop to the clear cutting of yards to make room for homes. This is only happening bc it is profitable for the builders who don't give a rats ass about needham. We have no recourse.

Additional Information:

Form submitted on: 3/26/2024 1:04:55 PM

Submitted from IP Address: 209.6.10.61

Referrer Page: No Referrer - Direct Link

Form Address: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.needhamma.gov%2fForms.aspx%3fFID%3d229&c=E,1,dIU-ZXvbRQxmAzlR7GczEbqio5haEgzD7TsDRy93upw5vPr1RXhAw_9F_2qLMo3hehvqexU2ol9XvdmDJl0sV2tAtcrAopadSlf_06FyFA0TjBxeMq_Vpl-Mecol&typo=1



City of Newton

Legal Notice

Monday, April 8, 2024

A Public Hearing will be held on Monday, April 8, 2024, at 7:00PM in City Council Chambers (Room 207), Newton City Hall, 1000 Commonwealth Ave, Newton, MA, before the PLANNING AND DEVELOPMENT BOARD AND THE ZONING & PLANNING COMMITTEE of the Newton City Council for the purpose of hearing the following petition at which time all parties interested in this item shall be heard. Notice will be published Monday, March 25, 2024, and Monday, April 1, 2024 in The Boston Herald, with a copy posted online and in a conspicuous place at Newton City Hall.

Please Note: This is a hybrid meeting that the public may access in-person or virtually via Zoom with the following link: <https://newtonma.gov.zoom.us/j/84780485325>, or call 1-646-558-8656 and use the Meeting ID: 847 8048 5325. The final agenda will be posted online on Thursday, April 4, 2024 at: <https://www.newtonma.gov/government/city-clerk/city-council/friday-packet>. Please call the Clerk's Office at 617-796-1210 for more information.

Copies of the proposed changes, maps, and accompanying materials are available at the City Clerk's office or can be found online at <https://www.newtonma.gov/government/city-clerk/city-council/council-standing-committees/zoning-planning-committee>

- #76-24(2) Requesting ordinance amendment to require a special permit for retaining walls over four (4) feet**
ZONING AND PLANNING COMMITTEE AND COUNCILOR LIPOF requesting amendment to the City of Newton Zoning Ordinance, Chapter 30, to require a special permit for all retaining walls over four (4) feet on a site.
- #132-24 Requesting amendments to Newton Zoning Ordinance, Chapter 30**
HER HONOR THE MAYOR requesting amendments to the Newton Zoning Ordinance, Chapter 30, in order to clarify definitions, edit missing or incorrectly transcribed provisions, and revise inconsistencies in the zoning ordinance and inconsistencies between the zoning ordinance and general ordinances.
- #133-24 Requesting discussion and amendments to Newton Zoning Ordinance, Chapter 30 to incentivize small businesses**
HER HONOR THE MAYOR requesting discussion and amendments to the Newton Zoning Ordinance, Chapter 30, in order to incentivize and promote small businesses by allowing home businesses in all residence districts by right, modifying the definition and regulation of educational uses, modifying the definition and regulation of personal services, and including a definition and regulations for personal instruction uses.

From: [Diana Babson](#)
To: [Planning](#)
Subject: New Construction and Drainage Issues they create
Date: Thursday, March 28, 2024 10:52:24 AM

Dear Planning Board Members,

I am writing to explain how the lack of town bylaws to protect homeowners from builders disregarding abutting neighbors properties by building up their construction sight and creating drainage issues to us residents has impacted me. I have lived on Mellen Street for 20 years but a Needham resident for over 53 years. I have never had any issues with water runoff until the construction of 609 Hunnewell Street. Another neighbor also has had the same issues and like myself reached out to the Building Commissioner whose hands are apparently tied. The builder did not even put up any silk socks while doing the construction and only did so after the Commissioner came by to assess the damage the runoff did to my property. After building up his lot he abruptly ended his lot about 2 feet from my property line leaving a large gully where water collected after every rain fall and drained into my yard. The Commissioner came out to view the damage the run off had created and could see that it actually pushed inches of mulch that was in my yard all the way onto my lawn causing me to hire a landscaper to remove it and replace the mulch lost. I am 81 years old and take meticulous care of my yard. No one should have to do constant battle with the builders to do the right thing. My story is minor after viewing all the people that expressed their problems on a Facebook post. This is a wide spread problem in our town of Needham. I implore you to review the existing bylaws and help prevent this sort of thing to happen in the future.

Sincerely,

Diana Babson
21 Mellen Street
Needham, MA

From: [Marianne Cooley](#)
To: [Planning](#)
Subject: Comments for the Planning Board and for HONE
Date: Tuesday, April 2, 2024 1:29:45 PM

Dear All,

I was not able to attend the last HONE public meeting, or I would have made this comment in public.

I am writing about 100 West Street. It seems like a parcel that is "one of these things is not like the other." It is, as far as I can see, the one place that does not have additional zoning capacity added in the Neighborhood Plan. This is a site where the Town has clearly indicated that we would like housing. It faces commercial buildings across the street, and train tracks with commercial/industrial buildings behind it. It is right next to a commuter rail station and walkable to our senior center. I could argue that there is no better, more buildable spot for housing in Needham that sits waiting to be re-developed. What it needs is zoning that supports re-development for housing.

I would very much like to see the ability to go to 4 stories in the Neighborhood Plan. I am not clear what happens to density in the other Neighborhood Plan locations with 4 stories, but I hope this parcel will be treated similarly, by right, to other overlay areas which will permit 4 stories.

I know that there has been some discussion of this parcel being historic. And I understand that. However, people who are seeking to live in modern apartments are seeking higher ceilings and require spaces between floors for ducting for amenities needed in today's climate, etc. The factory floor configuration does not support that. Please, let's not handcuff this terrific location for multi-family housing. As a Needham Heights resident, I would love to see the Heights as a vibrant center in its own right.

Thank you for your consideration.

Best,
Marianne